LOT 21 (EX S-1)
IN OR 1955/1124
2008 NOBI DW/MH

COLLINS ROBERT K
27307 CONNER NELSON RD
HILLIARD, FL 32046

2025

11-3N-23-2020-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

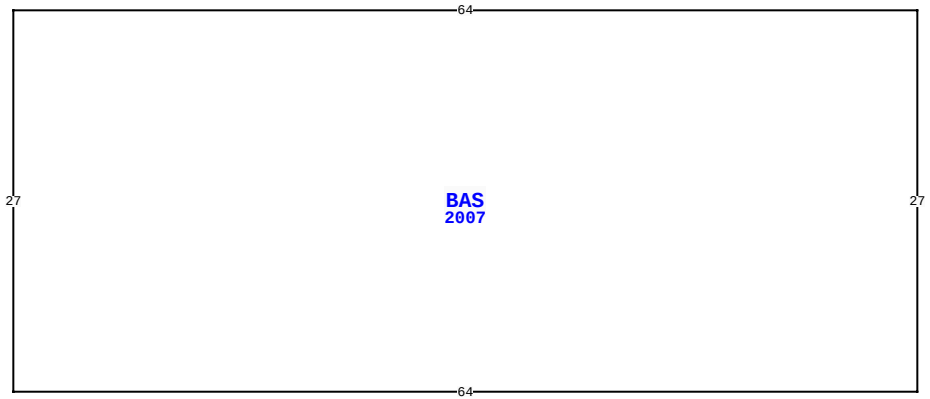
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2007	1,728	99,843
TOTALS	1,728			1,728	99,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	117.2000	99.62	172,143	2007	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2016 Heated Area: 1728 HX Base Yr 2016



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		99,843
TOTAL MARKET OB/XF VALUE		14,768
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		212,111
SOH/AGL Deduction		91,454
ASSESSED VALUE		120,657
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,935
TOTAL JUST VALUE		212,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5026	CO ISSUED	0	12/01/2007
M5026	MH MOVE-ON	0	12/01/2007
E20347	ELEC OTHER	0	12/01/2007
M13527	MECH OTHER	0	12/01/2007
6237	TEMP POLE	0	10/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1955/1124	12/19/2014	WD	U	I	12	89,900
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: COLLINS ROBERT K						
1948/1838	11/24/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: 21ST MORTGAGE CORPO						

BLD DATE	05/14/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

27307 CONNER NELSON RD, HILLIARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W64S27E64N27$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0681	POLE SHED	0	100	25	24	600.00	SF	15.00	15.00	100	1970	1970	3	20	1,800	
2	0510	GARAGE WD-	0	100	30	25	750.00	SF	26.25	26.25	100	2007	2007	3	44	8,663	
3	0752	USP	0	100	25	7	175.00	SF	15.00	15.00	100	2007	2007	3	44	1,155	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 14,768

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS