LOT 22
PT OR 2297/655
ESMT IN OR 2637-542

GODSEY KIMBERLY H
27421 CONNER NELSON RD
HILLIARD, FL 32046

2025

11-3N-23-2020-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

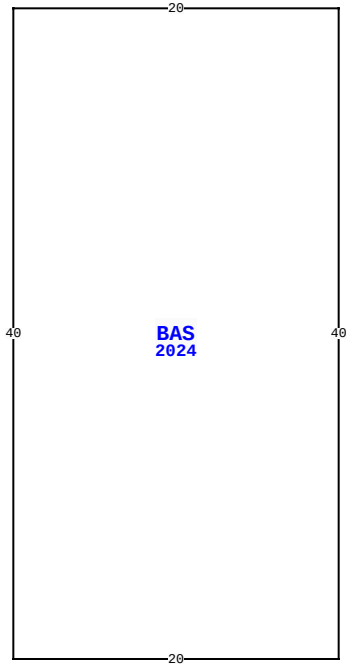
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2024	800	18,533
TOTALS	800			800	18,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	800	63.2500	23.40	18,720	2024	2024	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2025 Heated Area: 800 HX Base Yr



CONNER NELSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	18,533
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	195,000
TOTAL MARKET VALUE	213,533
SOH/AGL Deduction	30,000
ASSESSED VALUE	183,533
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,533
TOTAL JUST VALUE	213,533
NCON VALUE	18,533
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001463	20X40 BARN/GARAGE	25,680	11/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/0665	10/14/2022	WD	Q	V	01	160,000
GRANTOR: GEIGER ZENOUS RICHARD						
GRANTEE: GODSEY KIMBERLY H						
2019/1288	12/11/2015	WD	U	V	37	45,000
GRANTOR: RNHJ HOLDINGS INC						
GRANTEE: GEIGER ZENOUS RICHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E20 S40 W20 N40 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR			10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000							

REVIEW DATE 04/29/2024 BY WW Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS