LOT 23
IN OR 2149/643
CORNWALL SURVEY

NELSON TRAVIS & ELENI
27479 CONNER NELSON RD
HILLIARD, FL 32046

2025

11-3N-23-2020-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

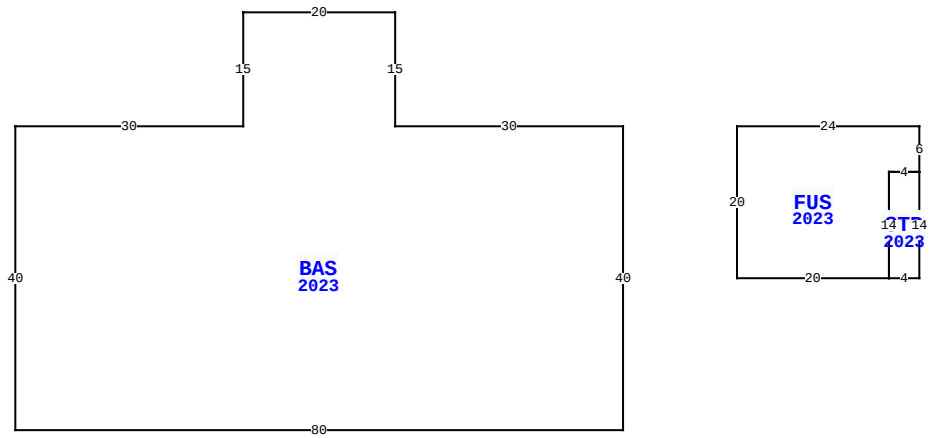
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	05	STEEL 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
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	3,500	100	2023	3,500	374,160
FUS	424	100	2023	424	45,327
STR	56	10	2023	6	642
TOTALS	3,980			3,930	420,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,930	81.3960	107.44	422,239	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2024 Heated Area: 3924 HX Base Yr



27479 CONNER NELSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/13/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	420,128
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	212,000
TOTAL MARKET VALUE	470,270
SOH/AGL Deduction	0
ASSESSED VALUE	470,270
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	470,270
TOTAL JUST VALUE	632,128
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	600,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004778	CO ISSUED	0	04/13/2023
22002814	NEW CONSTR	637,819	02/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2149/0643	9/01/2017	WD	Q	V	01	50,000

GRANTOR: GEIGER ZENOUS RICHARD
GRANTEE: NELSON TRAVIS & ELE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023] W30 N15 W20 S15 W30 S40 E80 N40$ PTR=E15
FUS=[YR=2023] E24 S6 STR=[YR=2023] S14 W4 N14 E4$ W4 S14 W20 N20$ W15$.

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	005000	C	AGRICULTURAL	0		OR			1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	009530	C	POND	0			0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	7.30	AC		1.00	1.00	1.00	525.00	525.00	3,832							
4	005900	A	TIMBER WETLA	0			0.00	0.00	1.20	AC		1.00	1.00	1.00	50.00	50.00	60							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.50	AC		1.00	1.00	1.00	19,500.00	19,500.00	165,750							

REVIEW DATE 06/15/2023 BY MLU Total Acres: 10.00 Total Land Value: 50,142 Market: 165,750 Agricultural: 3,892 Common: 46,250 PRINTED 07/30/2025 BY SYS