PT OR 1466/480
EX R/W OR 253/195 & OR 644/590
EX R/W OR 643/416 & OR 643/418

VANZANT MARY K/CONNER DONALD B ET AL
28296 MEMORY LANE
HILLIARD, FL 32046

2025

16-4N-24-0000-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

MEMORY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/26/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,600
TOTAL MARKET VALUE	655
SOH/AGL Deduction	0
ASSESSED VALUE	655
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	655
TOTAL JUST VALUE	75,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/0480	12/18/2006	WD	Q	V	01	100
GRANTOR: CONNER EMILY D						
GRANTEE: VANZANT MARY K ETAL						
1466/0475	12/18/2006	TD	Q	V	01	100
GRANTOR: CONNER EMILY D TRUSTE						
GRANTEE: CONNER EMILY D						

BUILDING NOTES

BUILDING DIMENSIONS

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	1.68	AC		1.00	1.00	1.00	390.00	390.00	655							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.68	AC		1.00	1.00	1.00	45,000.00	45,000.00	75,600							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.68 Total Land Value: 655 Market: 75,600 Agricultural: 655 Common: 0 PRINTED 07/30/2025 BY SYS