PT LOTS 48 & 49 IN OR 1954/366
CORNWALL SURVEY SEC 19-3N-24E
PBK 0/31

WITCHER ROY V & CARRIE ANNETTE
26281 DEMPSEY CONNER RD
HILLIARD, FL 32046

2025

19-3N-24-2020-0048-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

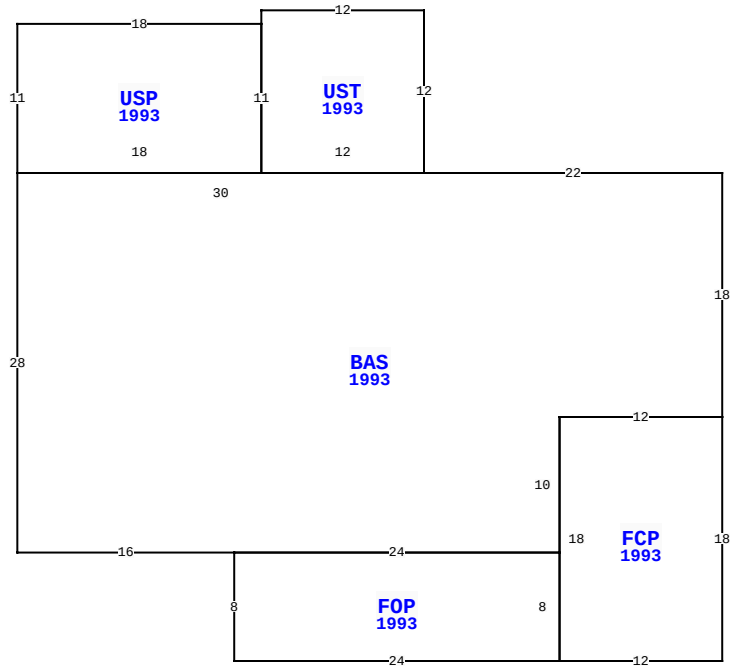
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	10	TERRAZZO 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,336	100	1993	1,336	96,494
FCP	216	25	1993	54	3,900
FOP	192	30	1993	58	4,189
USP	198	30	1993	59	4,261
UST	144	45	1993	65	4,695
TOTALS	2,086			1,572	113,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,572	98.9400	98.94	155,534	1967	1972	0	0	0	27.00	73.00

2 SINGLE FAM – 100% - 2016 Heated Area: 1336 HX Base Yr 2016



26281 DEMPSEY CONNER 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		211,926
TOTAL MARKET OB/XF VALUE		8,222
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		287,648
SOH/AGL Deduction		114,955
ASSESSED VALUE		172,693
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		116,971
TOTAL JUST VALUE		287,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013313	CO ISSUED	0	01/07/2021
R1615277	REPAIR/RRF	6,519	08/31/2016
B25490	DEMOLITION	1,200	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1954/0366	12/19/2014	QC	U	I	11	100
GRANTOR: WITCHER CARRIE A & HO						
GRANTEE: WITCHER ROY V & CAR						
1388/0607	2/08/2006	QC	U	I	18	100
GRANTOR: CONNER VIOLA						
GRANTEE: WITCHER CARRIE A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 UST=[YR=1993] N12 W12 S1 USP=[YR=1993] W18 S11 E18 N11$ S11 E12$ W30 S28 E16 FOP=[YR=1993] S8 E24 FCP=[YR=1993] E12 N18 W12 S18$ N8 W24$ E24 N10 E12 N18$.

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	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000	
2	0811	CONCRETE B	0	100	0	0	555.00	SF	5.20	5.20	100	2000	2000	3	77	2,222	

LAND DESCRIPTION

TOTAL OB/XF 8,222

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	0005	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 04/01/2021 BY TW Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS

PT LOTS 48 & 49 IN OR 1954/366
CORNWALL SURVEY SEC 19-3N-24E
PBK O/31

WITCHER ROY V & CARRIE ANNETTE
26281 DEMPSEY CONNER RD
HILLIARD, FL 32046

2025

19-3N-24-2020-0048-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

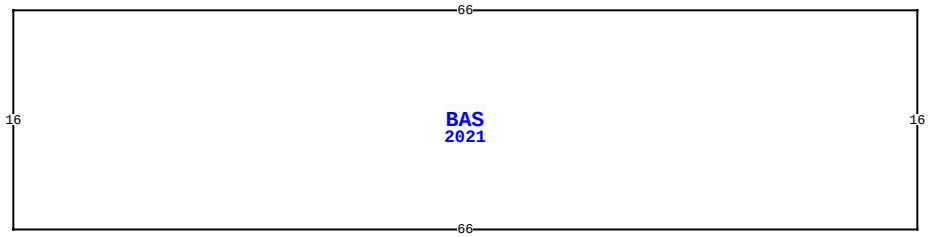
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2021	1,056	98,386
TOTALS	1,056			1,056	98,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	113.0000	96.05	101,429	2021	2021	0	0	0	3.00	97.00

3 M/H 94+ – 100% - 2016 Heated Area: 1056 HX Base Yr 2016



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,926
TOTAL MARKET OB/XF VALUE		8,222
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		287,648
SOH/AGL Deduction		114,955
ASSESSED VALUE		172,693
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		116,971
TOTAL JUST VALUE		287,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1954/0366	12/19/2014	QC	U	I	11	100
GRANTOR: WITCHER CARRIE A & HO						
GRANTEE: WITCHER ROY V & CAR						
1388/0607	2/08/2006	QC	U	I	18	100
GRANTOR: CONNER VIOLA						
GRANTEE: WITCHER CARRIE A &						

26281 DEMPSEY CONNER RD, HILLIARD

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

BUILDING NOTES

EXTRA FEATURES

L N	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

BUILDING DIMENSIONS

BAS=[YR=2021] W66 S16 E66 N16$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/01/2021 BY TW Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS