IN OR 534/549
ESMT PT OR 1734/770

CONNER DONALD B & JOAN O
27182 DON BERRY HILL
HILLIARD, FL 32046

2025

20-4N-24-0000-0002-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

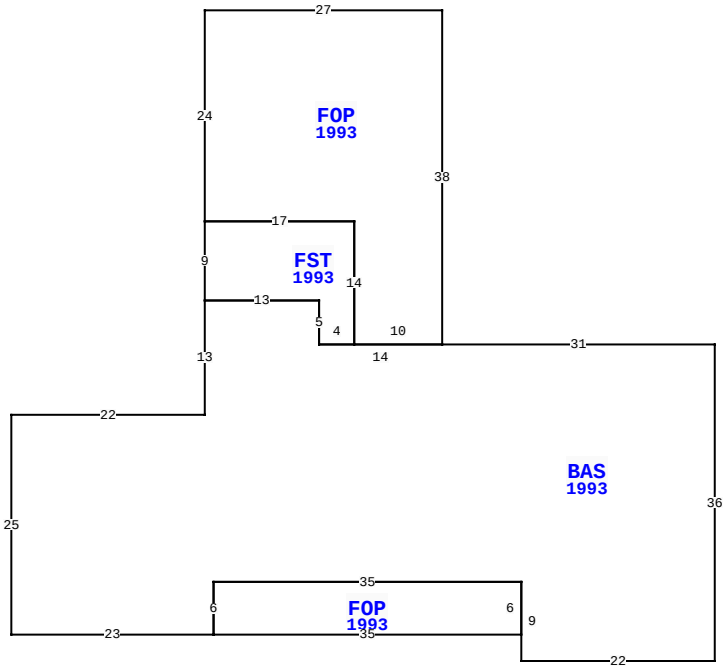
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,385	100	1993	2,385	187,033
FOP	210	30	1993	63	4,940
FOP	788	30	1993	236	18,507
FST	173	55	1993	95	7,450
TOTALS	3,556			2,779	217,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,779	90.2880	119.18	331,201	1976	1976	0	0	0	34.20	65.80

1 SNGL FAM – 100% - 0 Heated Area: 2385 HX Base Yr 1977



27182 DON BERRY HL, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		217,930
TOTAL MARKET OB/XF VALUE		3,638
TOTAL LAND VALUE - MARKET		117,000
TOTAL MARKET VALUE		338,568
SOH/AGL Deduction		186,377
ASSESSED VALUE		152,191
TOTAL EXEMPTION VALUE	VX VP HX HB	84,663
BASE TAXABLE VALUE		67,528
TOTAL JUST VALUE		338,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4693	CARPORT	31,158	02/26/1988
4828	NEW CONSTR	1,500	02/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0534/0549	1/05/1988	WD	U	I	07	100
GRANTOR: CONNER JAMES L						
GRANTEE: CONNER DONALD P						
0291/0096	5/01/1979	WD	Q	I		40,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 FOP=[YR=1993] N38 W27 S24 FST=[YR=1993] S9E13 S5 E4 N14 W17$ E17 S14 E10$ W14 N5 W13 S13 W22 S25 E23 FOP=[YR=1993] E35 N6 W35 S6$ N6 E35 S9 E22 N36$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0811	CONCRETE B	0	100	0	0	776.00	SF	5.20	5.20	100	1988	1988	3	52	2,098	

LAND DESCRIPTION

TOTAL OB/XF 3,638

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	6.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	117,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 6.00 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/30/2025 BY SYS