PT OF NE1/4 OF NW1/4
IN OR 1777/836

COCKERHAM CHRISTOPHER S & DANA M
281852 CONNER CUTOFF RD
HILLIARD, FL 32046

2025

20-4N-24-0000-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

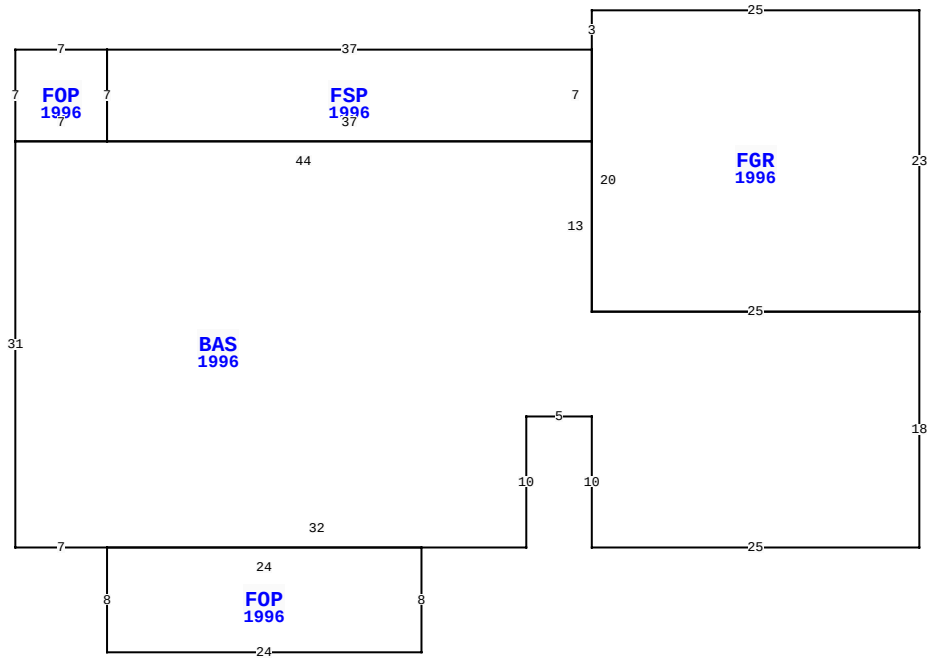
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100	1996	1,764	186,066
FGR	575	55	1996	316	33,332
FOP	49	30	1996	15	1,582
FOP	192	30	1996	58	6,118
FSP	259	40	1996	104	10,970
TOTALS	2,839			2,257	238,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,257	95.8734	126.55	285,623	1996	2001	0	0	0	16.65	83.35

1 SNGL FAM – 100% - 2013 Heated Area: 1764 HX Base Yr 2013



281852 CONNER CUTOFF RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,067
TOTAL MARKET OB/XF VALUE		26,728
TOTAL LAND VALUE - MARKET		103,350
TOTAL MARKET VALUE		368,145
SOH/AGL Deduction		186,218
ASSESSED VALUE		181,927
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,205
TOTAL JUST VALUE		368,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001420	REPAIR/RRF	15,600	02/18/2020
B9603042	NEW CONSTR	11,000	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1777/0836	1/30/2012	WD	Q	I	01	168,000
GRANTOR: CONNER JAMES L & WAND						
GRANTEE: COCKERHAM CHRISTOPH						
0759/0940	5/10/1996	QC	Q	V	01	100
GRANTOR: CONNER JAMES D TRUSTE						
GRANTEE: CONNER JAMES & WAND						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1996] W25 S3 FSP=[YR=1996] W37 FOP=[YR=1996] W7 S7 BAS=[YR=1996] S31 E7 FOP=[YR=1996] S8 E24 N8 W24$ E32 N10 E5 S10 E25 N18 W25 N13 W44$ E7 N7$ S7 E37 N7$ S20 E25 N23$.

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	1996	1996	3	77	2,695	
2	0812	CONCRETE C	0	100	0	0	3,428.00	SF	4.00	4.00	100	1996	1996	3	70	9,598	
3	0350	CARPORT WD	0	100	42	28	1,176.00	SF	9.36	9.36	100	2019	2019	3	82	9,026	
4	0350	CARPORT WD	0	100	42	16	672.00	SF	9.36	9.36	100	2020	2020	3	86	5,409	

LAND DESCRIPTION

TOTAL OB/XF 26,728

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	5.30	AC		1.00	1.00	1.00	19,500.00	19,500.00	103,350							

REVIEW DATE 06/10/2021 BY TWA Total Acres: 5.30 Total Land Value: 103,350 Market: 0 Agricultural: 0 Common: 103,350 PRINTED 07/30/2025 BY SYS