S1/2 OF NE1/4 & N1/2 OF SE1/4
OR 678/1848 LESS R/W
(EX PAR 3, 2-1 THRU 2-6, 2-10

CONNER RICHARD L/E/
14456 RUTH LN
HILLIARD, FL 32046

2025

22-2N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

21967 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	23,512
TOTAL LAND VALUE - MARKET	417,945
TOTAL MARKET VALUE	52,017
SOH/AGL Deduction	7,916
ASSESSED VALUE	44,101
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,101
TOTAL JUST VALUE	441,457
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	367,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941183	NEW CONSTR	561,200	06/01/1994
B94996	NEW CONSTR	320,000	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2693/1915	2/06/2024	LE	U	I	11	100
GRANTOR: CONNER RICHARD						
GRANTEE: CONNER JOSHUA ALLEN						
2599/1882	10/25/2022	LE	U	I	11	100
GRANTOR: CONNER RICHARD						
GRANTEE: CONNER JOSHUA ALLEN						

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
1	0370	CHICKEN HS	0	0	40	510	20,400.00	SF	0.40	0.40	100	1994	1994	3	20	1,632	
2	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1994	1994	3	20	600	
3	0680	POLE SHED	0	0	0	0	680.00	SF	10.00	10.00	100	1995	1995	3	20	1,360	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1992	1992	3	100	6,000	
5	0681	POLE SHED	0	0	60	40	2,400.00	SF	15.00	15.00	100	1995	1995	3	20	7,200	
6	0510	GARAGE WD-	0	0	32	30	960.00	SF	35.00	35.00	100	1995	1995	3	20	6,720	

LAND DESCRIPTION

TOTAL OB/XF 23,512

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	006000	A	PASTURE - HA	0	0004	OR	0.00	0.00	73.00	AC		1.00	1.00	1.00	370.00	370.00	27,010							
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.99	AC		1.00	1.00	1.00	500.00	500.00	1,495							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	75.99	AC		1.00	1.00	1.00	5,500.00	5,500.00	417,945							

REVIEW DATE 01/27/2022 BY TWA Total Acres: 75.99 Total Land Value: 28,505 Market: 417,945 Agricultural: 28,505 Common: 0 PRINTED 07/30/2025 BY SYS