PT OF N1/2 OF SE1/4 OF
SEC 22-2N-23E PT OR 1366/432
(EX 2-13 & 2-16 &OR 2402/1743)

CONNER JOSHUA A
21645 CR 121
HILLIARD, FL 32046

2025

22-2N-23-0000-0002-0010

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

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	4,329
TOTAL LAND VALUE - MARKET	213,125
TOTAL MARKET VALUE	9,417
SOH/AGL Deduction	1,839
ASSESSED VALUE	7,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,578
TOTAL JUST VALUE	217,454
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941003	SWIM POOL	15,175	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/0432	11/10/2005	QC	Q	I	01	100
GRANTOR: CONNER RICHARD A						
GRANTEE: CONNER JOSHUA A						
1081/1131	9/19/2002	QC	Q	I	01	100
GRANTOR: CONNER RICHARD A						
GRANTEE: CONNER JOSHUA & JES						

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	0200	BARN WD 0-	0	0	37	39	1,443.00	SF	15.00	15.00	100	1985	1985	3	20	4,329	

LAND DESCRIPTION

TOTAL OB/XF 4,329

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		OR	0.00	0.00	13.75	AC		1.00	1.00	1.00	370.00	370.00	5,088							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	13.75	AC		1.00	1.00	1.00	15,500.00	15,500.00	213,125							

REVIEW DATE 11/20/2020 BY TWA Total Acres: 13.75 Total Land Value: 5,088 Market: 213,125 Agricultural: 5,088 Common: 0 PRINTED 07/30/2025 BY SYS