PT OF SEC 22-2N-23E
IN OR 2402/1743
UTIL ESMT IN OR 2452-1546

CONNER BRIANNA NICOLE
24749 BEAVER CREEK
HILLIARD, FL 32046

2025

22-2N-23-0000-0002-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

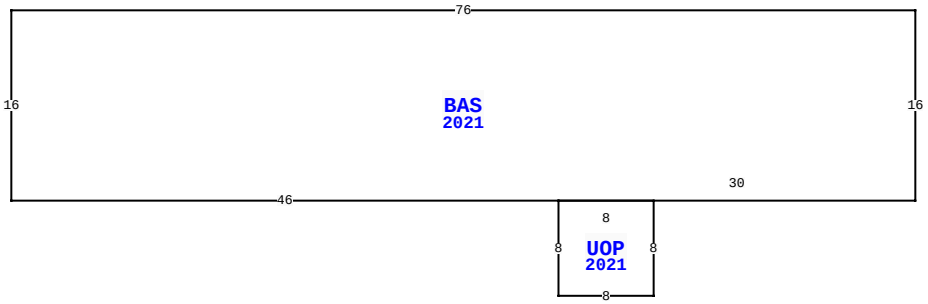
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2021	1,216	44,135
UOP	64	25	2021	16	581
TOTALS	1,280			1,232	44,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,232	122.0000	103.70	127,758	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2023 Heated Area: 1216 HX Base Yr 2023



24749 BEAVER CREEK DR, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		44,715
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		142,215
SOH/AGL Deduction		0
ASSESSED VALUE		142,215
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,493
TOTAL JUST VALUE		142,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017216	CO ISSUED	0	12/13/2021
21000009	MH MOVE-ON	0	01/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/1922	7/20/2022	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: CONNER BRIANNA NICO						
2402/1743	10/20/2020	QC	U	V	11	100
GRANTOR: CONNER JOSHUA A						
GRANTEE: SHEPARD DAVID K & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S16 E46 UOP=[YR=2021] S8 E8 N8 W8$ E30 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 12/09/2021 BY TW Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS