



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

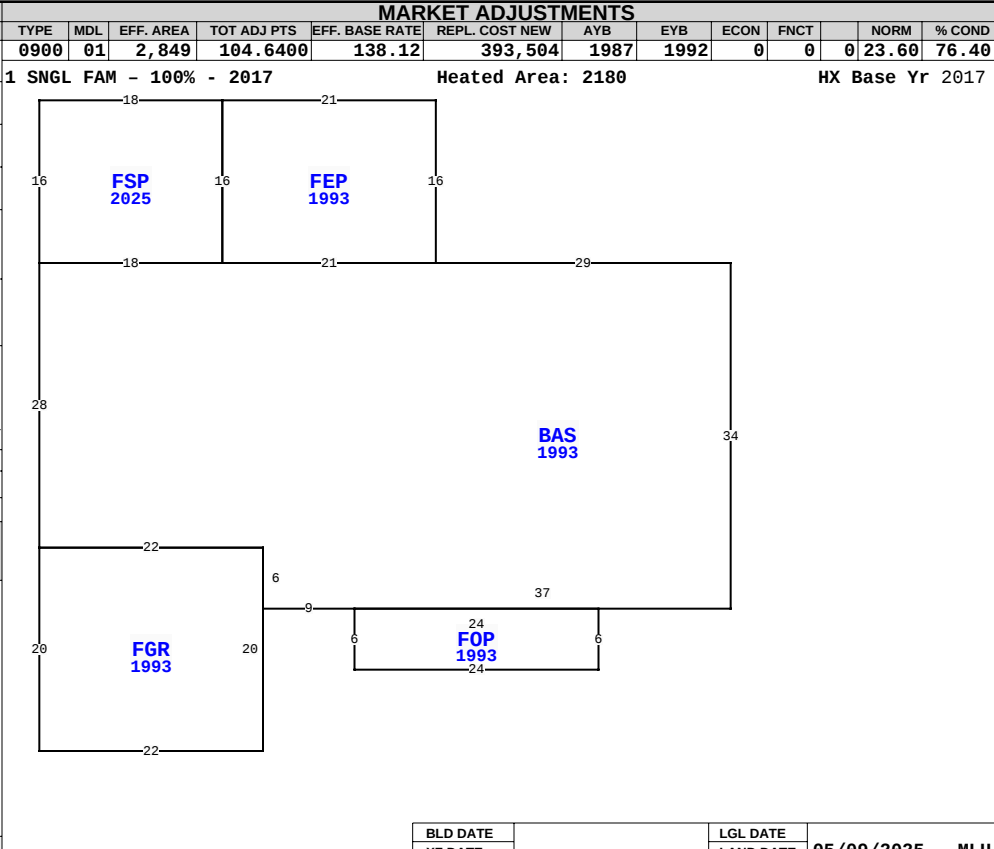
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG

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	2,180	100	1993	2,180	230,042
FEP	336	80	1993	269	28,386
FGR	440	55	1993	242	25,537
FOP	144	30	1993	43	4,537
FSP	288	40	2025	115	12,135
TOTALS	3,388			2,849	300,637

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	27	30	810.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	38	4	152.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	16	18	288.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	100	33	4	132.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	2.00	AC	
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	37.00	AC	
3	009530	C	POND	100		OR	0.00	0.00	1.00	AC	
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	37.00	AC	



3800 CONNER COLLINS RD, HILLIARD											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						05/09/2025 MLU					
						10/29/2024 KBA					

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										300,637	
TOTAL MARKET OB/XF VALUE										6,547	
TOTAL LAND VALUE - MARKET										387,000	
TOTAL MARKET VALUE										393,374	
SOH/AGL Deduction										196,166	
ASSESSED VALUE										197,208	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										146,486	
TOTAL JUST VALUE										694,184	
NCON VALUE										12,135	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										605,849	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001322	ALUMINUM PAN ROOF	9,573	02/02/2024
230007536	ROOF	17,000	06/12/2023

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2653/1636	7/07/2023	WD	U	I	11	100			
GRANTOR: HIGGINBOTHAM JANET GA									
GRANTEE: HIGGINBOTHAM JANET									
2603/1873	11/17/2022	SW	U	I	11	100			
GRANTOR: CONNER JANET H N/K/A									
GRANTEE: HIGGINBOTHAM JANET									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W29 W21 W18 S28 E22 S6 E9 E37 N34 \$											
FGR=[YR=1993;ORIG=-68,28] S20 E22 N20 W22 \$											
FEP=[YR=1993;ORIG=-29,0] N16 W21 S16 E21 \$											
FOP=[YR=1993;ORIG=-37,34] S6 E24 N6 W24 \$											
FSP=[YR=2025;ORIG=-68,-16] E18 S16 W18 N16 \$											