PT OF LOT 64 (S-4)
MH/ID 8U620403MA & 8U620403MB
IN OR 1794/191

WELLS JENNIFER D
26280 DEMPSY CONNER RD
HILLIARD, FL 32046

2025

30-3N-24-2020-0064-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

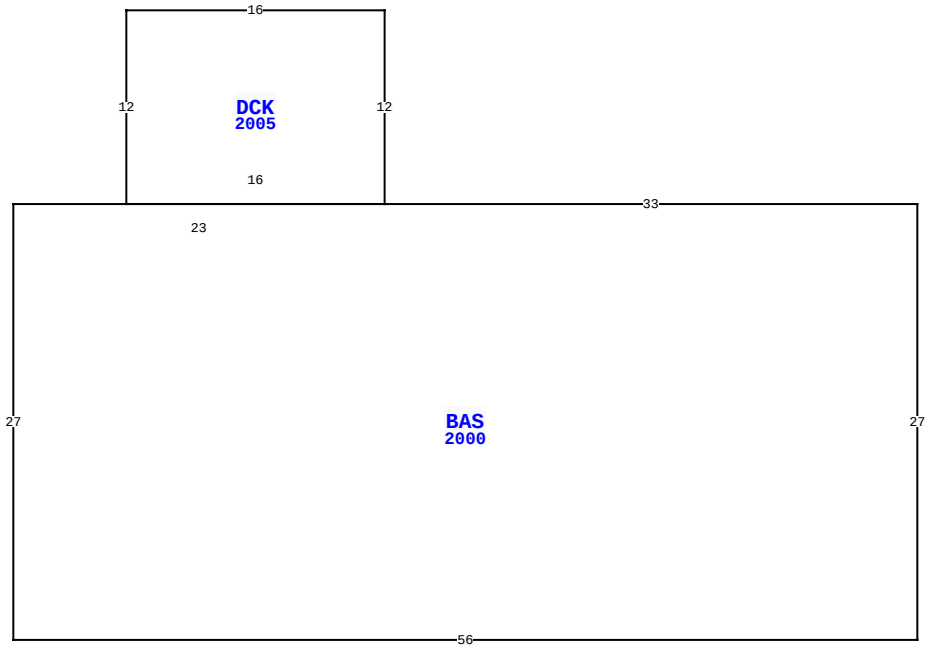
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2000	1,512	85,715
DCK	192	15	2005	29	1,644
TOTALS	1,704			1,541	87,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,541	151.5800	128.84	198,542	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2011 Heated Area: 1512 HX Base Yr



26280 DEMPSEY CONNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		87,358
TOTAL MARKET OB/XF VALUE		3,059
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		160,417
SOH/AGL Deduction		21,085
ASSESSED VALUE		139,332
TOTAL EXEMPTION VALUE	13	139,332
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		160,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992901	MH MOVE-ON	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1794/0191	5/22/2012	QC	U	I	11	100
GRANTOR: SHERWOOD CARSON KELLY						
GRANTEE: SHERWOOD CARSON KEL						
1290/1008	1/25/2005	WD	Q	I		90,000
GRANTOR: WELLS JAMES D JR						
GRANTEE: SHERWOOD CARSON KEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W33 DCK=[YR=2005] N12W16S12 E16$ W23 S27 E56 N27 $.

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	2000	2000	3	83	2,905	
2	1242	WD DECK A	0	100	11	7	77.00	SF	10.00	10.00	100	2003	2003	3	20	154	

LAND DESCRIPTION

TOTAL OB/XF 3,059

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS