PT OF LOTS 45 46 47 & 48
L/E OR 1137/930
EX S-3 OF LOTS 45-48

BELL RONALD LESTER
272832 CONNER NELSON ROAD
HILLIARD, FL 32046

2025

33-4N-23-2020-0045-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

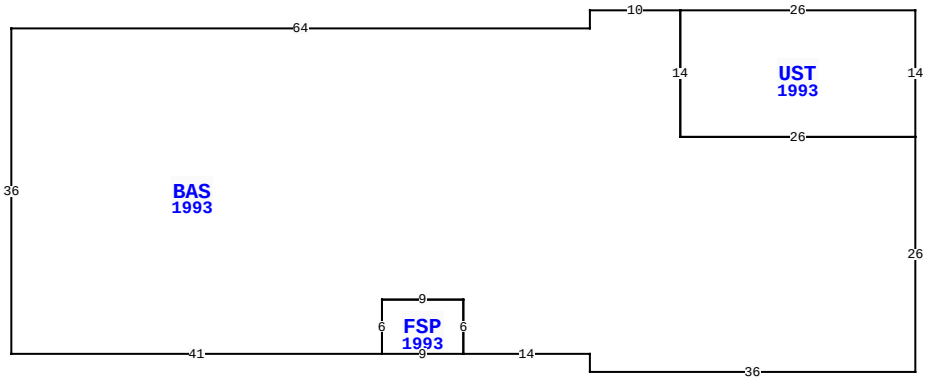
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,326	100	1993	3,326	214,851
FSP	54	40	1993	22	1,421
UST	364	45	1993	164	10,594
TOTALS	3,744			3,512	226,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,512	81.0000	81.00	284,472	1971	1972	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 2008 Heated Area: 3326 HX Base Yr 2008



272832 CONNER NELSON RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,866
TOTAL MARKET OB/XF VALUE		10,878
TOTAL LAND VALUE - MARKET		274,775
TOTAL MARKET VALUE		512,519
SOH/AGL Deduction		283,360
ASSESSED VALUE		229,159
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		178,437
TOTAL JUST VALUE		512,519
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1137/0930	5/14/2003	LE	U	I	18	100

GRANTOR: BELL ANNIE M L/E
GRANTEE: BELLL RONALD LESTER

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W26 BAS=[YR=1993] W10 S2 W64 S36 E41
FSP=[YR=1993] E9 N6 W9 S6$ N6 E9 S6 E14 S2 E36 N26 W26 N14$
S14 E26 N14$.

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	0510	GARAGE WD-	0	100	21	16	336.00	SF	35.00	35.00	100	1978	1978	3	20	2,352	
2	0350	CARPORT WD	0	100	50	21	1,050.00	SF	13.00	13.00	100	1980	1980	3	20	2,730	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	34	1,190	
4	0811	CONCRETE B	0	100	0	0	942.00	SF	5.20	5.20	100	1980	1980	3	30	1,470	
5	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	1987	1987	3	20	576	
6	0351	CARPORT MT	0	100	40	32	1,280.00	SF	10.00	10.00	100	1977	1977	3	20	2,560	

LAND DESCRIPTION

TOTAL OB/XF 10,878

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	0006	OR	0.00	0.00	18.95	AC		1.00	1.00	1.00	14,500.00	14,500.00	274,775							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 18.95 Total Land Value: 274,775 Market: 0 Agricultural: 0 Common: 274,775 PRINTED 07/30/2025 BY SYS