IN OR 1726/1495

MCLENDON LUTHER S III & SUSAN
18401 CONNER ROAD
HILLIARD, FL 32046

2025

34-2N-23-0000-0002-0060

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	05/21/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	72,900
TOTAL MARKET VALUE	599
SOH/AGL Deduction	0
ASSESSED VALUE	599
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	599
TOTAL JUST VALUE	72,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1726/1495	2/25/2011	WD	U	V	11	100
GRANTOR: CONNER JIMMY R						
GRANTEE: MCLENDON LUTHER S I						
1698/0988	9/10/2010	WD	U	V	30	14,000
GRANTOR: CONNER JIMMY R						
GRANTEE: MCCLENDON LUKE & AM						

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

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	006000	A	PASTURE - HA	0	0005	OR	0.00	0.00	1.62	AC		1.00	1.00	1.00	370.00	370.00	599							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.62	AC		1.00	1.00	1.00	45,000.00	45,000.00	72,900							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.62 Total Land Value: 599 Market: 72,900 Agricultural: 599 Common: 0 PRINTED 07/30/2025 BY SYS