

PT OF S1/2 OF NE1/4 &
PT OF N1/4 OF SE1/4 OF SECT
PARCELS 3 & 11

CONNER EDDIE & BETTY JEAN L/E/
19620 COUNTY ROAD 121
HILLIARD, FL 32046-5678

2025

34-2N-23-0000-0003-0000



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 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5600	TIMBERLAND 70-79

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	992	100	1993	992	83,126
FSP	196	40	1993	78	6,536
FST	144	55	1993	79	6,620
UOP	432	20	1993	86	7,206

TOTALS	1,764			1,235	103,487
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0681	POLE SHED	0	0	24	12	288.00	SF	15.00
2	0200	BARN WD 0-	0	0	30	47	1,410.00	SF	15.00
3	0200	BARN WD 0-	0	0	22	47	1,034.00	SF	20.00
4	0370	CHICKEN HS	0	0	34	500	17,000.00	SF	1.00
5	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00
6	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00
7	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00
8	0810	CONCRETE A	0	0	20	17	340.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	0	0004	OR	0.00	0.00	1.00
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	3.00
3	005100	A	CROPLAND1	0		OR	0.00	0.00	7.00
4	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	20.00
5	006005	A	PASTURE - GR	0		OR	0.00	0.00	3.22
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	33.22

REVIEW DATE	01/14/2021	BY	WWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,235	109.1800	109.18	134,837	1940	1960	0	0	23.25	76.75
1 SINGLE FAM - 0% - 0											
Heated Area: 992											
HX Base Yr											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025
INC DATE		AG DATE	11/04/2024

L N	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	0681	POLE SHED	0	0	24	12	288.00	SF	15.00	15.00	100	1987	1987	3	20	864	
2	0200	BARN WD 0-	0	0	30	47	1,410.00	SF	15.00	15.00	100	1945	1945	3	20	4,230	
3	0200	BARN WD 0-	0	0	22	47	1,034.00	SF	20.00	20.00	100	1981	1981	3	20	4,136	
4	0370	CHICKEN HS	0	0	34	500	17,000.00	SF	1.00	1.00	100	1981	1981	3	20	3,400	
5	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	1992	1992	3	20	1,728	
6	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	2004	2004	3	21	1,512	
7	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2004	2004	3	21	756	
8	0810	CONCRETE A	0	0	20	17	340.00	SF	6.50	6.50	100	2002	2002	3	80	1,768	

TOTAL OB/XF										18,394									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	005000	C	AGRICULTURAL	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000		
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500		
3	005100	A	CROPLAND1	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	375.00	375.00	2,625		
4	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	390.00	390.00	7,800		
5	006005	A	PASTURE - GR	0		OR	0.00	0.00	3.22	AC		1.00	1.00	1.00	370.00	370.00	1,191		
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	33.22	AC		1.00	1.00	1.00	8,500.00	8,500.00	282,370		

REVIEW DATE	01/14/2021	BY	WWA	Total Acres:	34.22	Total Land Value:	58,116	Market:	282,370	Agricultural:	13,116	Common:	45,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				103,487	
TOTAL MARKET OB/XF VALUE				18,394	
TOTAL LAND VALUE - MARKET				327,370	
TOTAL MARKET VALUE				179,997	
SOH/AGL Deduction				20,632	
ASSESSED VALUE				159,365	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				159,365	
TOTAL JUST VALUE				449,251	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				346,498	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21067	ELEC OTHER	0	07/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2614/1044	1/19/2023	LE	U	I	11	100	
GRANTOR: CONNER EDDIE L & BETT							
GRANTEE: MCLENDON SUSAN AMAN							
0957/1534	11/09/2000	WD	U	I	09	175,000	
GRANTOR: CONNER JIMMIE R							
GRANTEE: CONNER EDDIE & BETT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] W32 S18 BAS=[YR=1993] S31 E2 FSP=[YR=1993] S7 E28 N7 W28\$ E30 N31 FST=[YR=1993] N12 W12 S12 E12\$ W32\$ E20 N12 E12 N6\$.									