OR 2685/618
EX 7-2 & 7-13

CONNER GERALD RYAN & AMANDA BLAKE
18518 CONNER RD
HILLIARD, FL 32046

2025

34-2N-23-0000-0007-0010

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	02	WALL BD/WD 70
Interior Wall	05	DRYWALL 30
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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

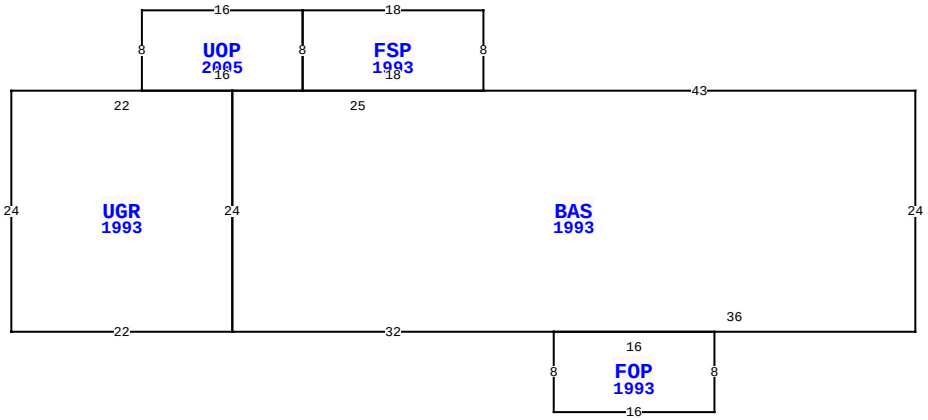
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1993	1,632	138,087
FOP	128	30	1993	38	3,215
FSP	144	40	1993	58	4,908
UGR	528	45	1993	238	20,137
UOP	128	20	2005	26	2,200
TOTALS	2,560			1,992	168,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,992	100.4304	100.43	200,057	1950	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 2024 Heated Area: 1632 HX Base Yr



18518 CONNER 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: 6	Tax Dist:
BUILDING MARKET VALUE	168,548
TOTAL MARKET OB/XF VALUE	5,942
TOTAL LAND VALUE - MARKET	133,965
TOTAL MARKET VALUE	308,455
SOH/AGL Deduction	0
ASSESSED VALUE	308,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,455
TOTAL JUST VALUE	308,455
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4060	N/A	8,976	05/13/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2685/618	12/14/2023	SW	U	I	11	100
GRANTOR: CONNER GERALD RYAN						
GRANTEE: CONNER GERALD RYAN						
2683/36	12/04/2023	PR	U	I	19	100
GRANTOR: CONNER LAWRENCE A AS						
GRANTEE: CONNER GERALD RYAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 FSP=[YR=1993] N8 W18 UOP=[YR=2005] W16 S8 E16 N8 $ S8 E18$ W25UGR=[YR=1993] W22 S24 E22 N24$ S24 E32 FOP=[YR=1993] S8 E16 N8 W16$ E36 N24$.

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	0	20	30	600.00	SF	35.00	35.00	100	1975	1975	3	20	4,200	
2	0751	UOP	0	0	20	9	180.00	SF	3.00	3.00	100	1976	1976	3	20	108	
3	0812	CONCRETE C	0	0	0	0	1,362.00	SF	4.00	4.00	100	1980	1980	3	30	1,634	

LAND DESCRIPTION

TOTAL OB/XF 5,942

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	0		OR			6.87	AC		1.00	1.00	1.00	19,500.00	19,500.00	133,965							

REVIEW DATE 03/31/2020 BY TWA Total Acres: 6.87 Total Land Value: 133,965 Market: 0 Agricultural: 0 Common: 133,965 PRINTED 07/30/2025 BY SYS