PT OF SEC 34-2N-23E
IN OR 812/669 & OR 2501/237
BEING PARCEL 1 ONLY

CONNER CHAD C
18954 CONNER ROAD
HILLIARD, FL 32046

2025

34-2N-23-0000-0007-0060

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 70
Interior Floo	08	SHT VINYL 30
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
Quality	03	Quality Level 03

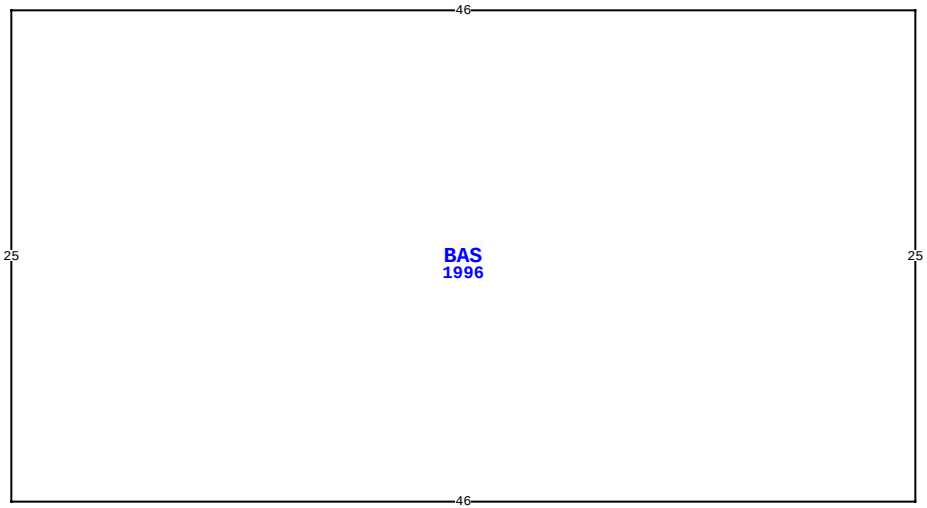
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100	1996	1,150	52,519
TOTALS	1,150			1,150	52,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,150	116.8000	99.28	114,172	1996	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 1998 Heated Area: 1150 HX Base Yr 1998



18954 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		52,519
TOTAL MARKET OB/XF VALUE		8,081
TOTAL LAND VALUE - MARKET		149,400
TOTAL MARKET VALUE		210,000
SOH/AGL Deduction		140,541
ASSESSED VALUE		69,459
TOTAL EXEMPTION VALUE	HX HB	44,459
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		210,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615193	REPAIR/RRF	6,000	08/31/2016
MH951165	MH MOVE-ON	0	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2501/0237	9/13/2021	TD	U	V	30	201,000
GRANTOR: ABBEY-CONNER MARY A R						
GRANTEE: CONNER CHAD C						
0812/0669	11/05/1997	WD	Q	I		57,500
GRANTOR: PORTER JOHN C II						
GRANTEE: CONNER CHAD C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W46 S25 E46 N25 $.

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	1996	1996	3	77	2,695	
2	0680	POLE SHED	0	100	0	0	1,744.00	SF	7.50	7.50	100	2004	2004	3	32	4,186	
3	0940	SHEDS/PORT	0	100	16	8	128.00	SF	22.50	22.50	100	1999	1999	3	20	576	
4	0810	CONCRETE A	0	100	16	16	256.00	SF	3.25	3.25	100	1999	1999	3	75	624	

LAND DESCRIPTION

TOTAL OB/XF 8,081

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	0005	OR	0.00	0.00	4.98	AC		1.00	1.00	1.00	30,000.00	30,000.00	149,400							

REVIEW DATE 01/21/2022 BY TWA Total Acres: 4.98 Total Land Value: 149,400 Market: 0 Agricultural: 0 Common: 149,400 PRINTED 07/30/2025 BY SYS