IN OR 2087/678

JACKSON KEITH LAMAR
18880 CONNER ROAD
HILLIARD, FL 32046

2025

34-2N-23-0000-0007-0100

BUILDING CHARACTERISTICS

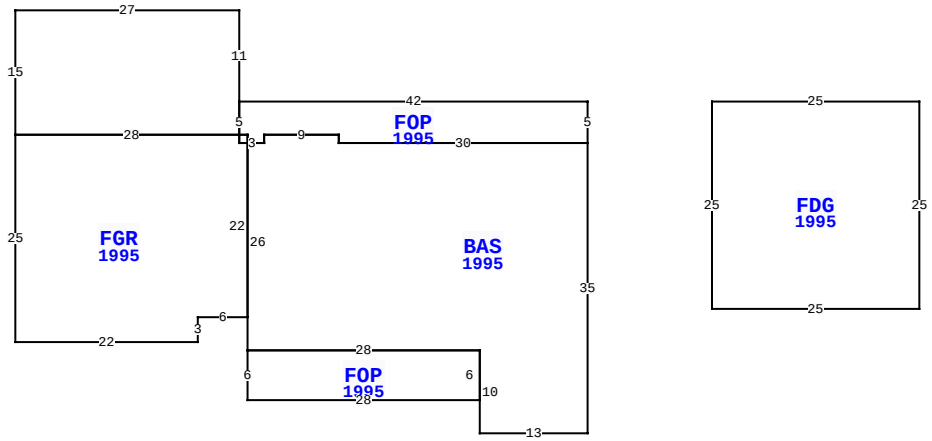
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,568	100	1995	1,568	193,854
FDG	625	60	1995	375	46,362
FGR	682	55	1995	375	46,362
FOP	168	30	1995	50	6,182
FOP	201	30	1995	60	7,418
TOTALS	3,244			2,428	300,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,428	114.2190	150.77	366,070	1995	2000	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2017 Heated Area: 1568 HX Base Yr 2017



18880 CONNER RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		300,177
TOTAL MARKET OB/XF VALUE		17,427
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		407,604
SOH/AGL Deduction		201,784
ASSESSED VALUE		205,820
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,098
TOTAL JUST VALUE		407,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016811	SHINGLES	0	12/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2087/0678	12/02/2016	WD	Q	I	01	252,000
GRANTOR: BURNSED MIKE A & TAMM						
GRANTEE: JACKSON KEITH LAMAR						
0727/0834	4/11/1995	WD	Q	V		15,000
GRANTOR: CONNER JIMMIE						
GRANTEE: BURNSED MIKE & TAMM						

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	1995	1995	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	1,312.00	SF	4.00	4.00	100	1995	1995	3	68	3,569	
3	1127	BRICK 8"	0	100	2	2	4.00	SF	11.00	11.00	100	1997	1997	3	91	40	
4	0462	ST/AL FNC	0	100	11	4	44.00	SF	10.00	10.00	100	1997	1997	3	24	106	
5	0681	POLE SHED	0	100	24	16	384.00	SF	15.00	15.00	100	2005	2005	3	36	2,074	
6	0812	CONCRETE C	0	100	0	0	2,672.00	SF	4.00	4.00	100	2005	2005	3	84	8,978	

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1995] W42 BAS=[YR=1995] N11 W27 S15 FGR=[YR=1995] S25 E22 N3 E6 N22 W28$ E28 S26 FOP=[YR=1995] S6 E28 N6 W28$ E28 S10 E13 N35 W30 N1 W9 S1 W3 N5$ S5 E3 N1 E9 S1 E30 N5$ PTR=E15 FDG=[YR=1995] E25 S25 W25 N25$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 17,427

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	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 08/09/2021 BY TWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS