SE1/4 OF SE1/4 EX R/W
IN OR 2614/1048
EX 11-3 11-4 11-7 & 11-8

CONNER EDDIE & BETTY JEAN L/E/
19620 CR 121
HILLIARD, FL 32046

2025

34-2N-23-0000-0011-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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	05/09/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	340,895
TOTAL MARKET VALUE	6,769
SOH/AGL Deduction	0
ASSESSED VALUE	6,769
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,769
TOTAL JUST VALUE	340,895
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94644	MH MOVE-ON	26,000	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/1048	1/19/2023	LE	U	I	11	100
GRANTOR: CONNER EDDIE L & BETT						
GRANTEE: CONNER MATTHEW JOHN						
2583/1248	3/23/2009	QC	U	V	11	100
GRANTOR: MCLENDON LUTHER S III						
GRANTEE: CONNER EDDIE L & BE						

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	11.51	AC		1.00	1.00	1.00	390.00	390.00	4,489							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	190.00	190.00	2,280							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	23.51	AC		1.00	1.00	1.00	14,500.00	14,500.00	340,895							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 23.51 Total Land Value: 6,769 Market: 340,895 Agricultural: 6,769 Common: 0 PRINTED 07/30/2025 BY SYS