PT SW1/4 SEC 3-3N-23E
IN OR 2589/104 BEING
"CONNER NELSON ROAD PARCEL"

CONNER TWAIN CLEMENS/CONNER RONALD WAYNE
271566 CONNER NELSON RD
HILLIARD, FL 32046

2026

03-3N-23-0000-0002-0010

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

CONNER NELSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	12/03/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	470,360
TOTAL MARKET VALUE	14,111
SOH/AGL Deduction	0
ASSESSED VALUE	14,111
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,111
TOTAL JUST VALUE	470,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	363,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/0104	9/02/2022	TD	U	V	11	100
GRANTOR: CONNER E DEWITT DECLA						
GRANTEE: CONNER TWAIN CLEMEN						
0310/0353	2/01/1980	WD	U	V		100
GRANTOR:						
GRANTEE:						

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	005601	A	TIMBER 3 P S	0		OR			42.76	AC		1.00	1.00	1.00	330.00	330.00	14,111							
2	009910	M	MARKET VALUE	0		OR			42.76	AC		1.00	1.00	1.00	11,000.00	11,000.00	470,360							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 42.76 Total Land Value: 14,111 Market: 470,360 Agricultural: 14,111 Common: 0 PRINTED 07/09/2026 BY SYS