PT SECS 3,4,10-3N-23E
IN OR 2589/104
(EX PT IN OR 2598/1049) BEING

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

2026

03-3N-23-0000-0004-0000

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	11/14/2024 DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,620
TOTAL LAND VALUE - MARKET	2,267,970
TOTAL MARKET VALUE	108,314
SOH/AGL Deduction	0
ASSESSED VALUE	108,314
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,314
TOTAL JUST VALUE	2,279,590
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	814,051

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						
2506/1582	10/15/2021	FJ	U	I	11	0
GRANTOR: CONNER DEWITT EST						
GRANTEE: CONNER E DEWITT DEC						

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
1	0681	POLE SHED	0	0	24	24	576.00	SF	15.00	15.00	100	1970	1970	3	20	1,728	
2	0940	SHEDS/PORT	0	0	19	18	342.00	SF	30.00	30.00	100	1976	1976	3	20	2,052	
4	0680	POLE SHED	0	0	50	28	1,400.00	SF	10.00	10.00	100	2011	2011	3	56	7,840	

LAND DESCRIPTION

TOTAL OB/XF 11,620

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			97.47	AC		1.00	1.00	1.00	330.00	330.00	32,165							
2	006000	A	PASTURE - HA	0		OR			71.93	AC		1.00	1.00	1.00	370.00	370.00	26,614							
3	005401	A	TIMBER 1 P	0		OR			45.92	AC		1.00	1.00	1.00	750.00	750.00	34,440							
4	005900	A	TIMBER WETLA	0		OR			49.50	AC		1.00	1.00	1.00	50.00	50.00	2,475							
5	005010	A	SERVICE ACRE	0		OR			2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
6	009910	M	MARKET VALUE	0		OR			266.82	AC		1.00	1.00	1.00	8,500.00	8,500.00	2,267,970							

REVIEW DATE 01/31/2023 BY WWA Total Acres: 266.82 Total Land Value: 96,694 Market: 2,267,970 Agricultural: 96,694 Common: 0 PRINTED 07/09/2026 BY SYS