PT SEC 4-3N-23E IN OR 724/283
& OR 2558/1745

RAPP MITCH/
272754 CONNER NELSON ROAD
HILLIARD, FL 32046

2026

04-3N-23-0000-0001-0040

BUILDING CHARACTERISTICS

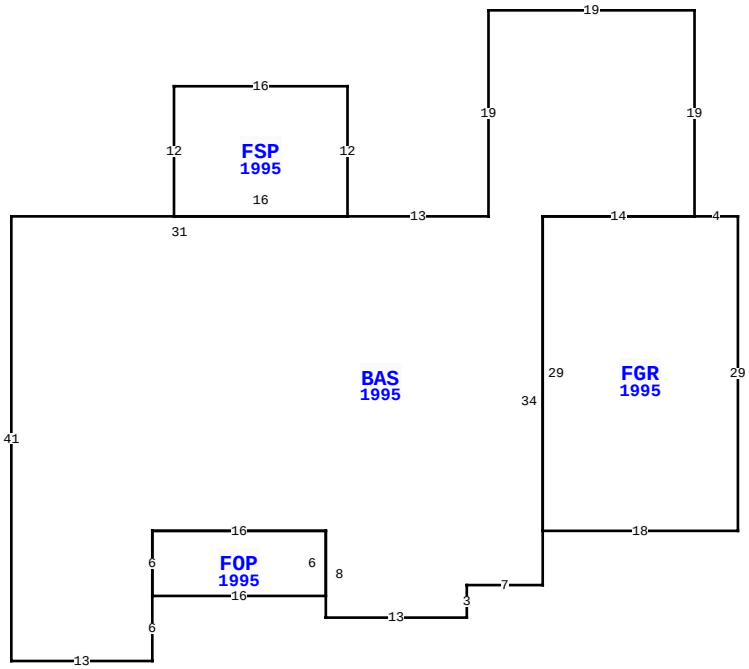
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,077	100	1995	2,077	224,969
FGR	522	55	1995	287	31,086
FOP	96	30	1995	29	3,141
FSP	192	40	1995	77	8,340
TOTALS	2,887			2,470	267,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,470	95.9040	133.31	329,276	1995	2000	0	0	0	18.75	81.25

1 SNGL FAM 100% - 2026 Heated Area: 2077 HX Base Yr



272754 CONNER NELSON RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		267,537
TOTAL MARKET OB/XF VALUE		2,590
TOTAL LAND VALUE - MARKET		113,680
TOTAL MARKET VALUE		383,807
SOH/AGL Deduction		0
ASSESSED VALUE		383,807
TOTAL EXEMPTION VALUE	13	383,807
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		383,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010327	REPAIR/RRF	17,250	09/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	3/14/2022	CN	U	V	11	100
GRANTOR: COPPS GARY N & CHERYL						
GRANTEE: RAPP MITCH						
9999/9999	2/17/2995	CN	Q	V	02	100
GRANTOR: COPPS GARY & CHERYL						
GRANTEE: RAPP MITCH						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1995] W4 BAS=[YR=1995] N19 W19 S19 W13 FSP=[YR=1995] N12 W16 S12 E16$ W31 S41 E13 N6 FOP=[YR=1995] E16 N6 W16 S6$ N6 E16 S8 E13 N3 E7 N34 E14$ W14 S29 E18 N29$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 2,590

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		OR			4.06	AC		1.00	1.00	1.00	28,000.00	28,000.00	113,680							

REVIEW DATE 07/07/2023 BY WWA Total Acres: 4.06 Total Land Value: 113,680 Market: 0 Agricultural: 0 Common: 113,680 PRINTED 07/09/2026 BY SYS