

WELCH CECELIA G LIVING TRUST/WELCH CECELIA TRUSTEE
272378 CONNER NELSON ROAD
HILLIARD, FL 32046

04-3N-23-0000-0001-0100

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall20

Exterior Wall10

Roof Structur03

Roof Cover03

Interior Wall05

Interior Floo14

Interior Floo11

Air Condition03

Heating Type04

Bedrooms3 100

Bathrooms2 100

Frame Stories Units00

Occupancy00

Quality03

DOR CODE0100

MAP NUM

NEIGHBORHOOD/LOC9001.00

TOTALS2,597

CONSTRUCTION

FACE BRICK 80

ABOVE AVG 20

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

CARPET 70

CLAY TILE 30

CENTRAL 100

AIR DUCTED 100

WOOD FRAME 100

NONE 100

Quality Level 03

SINGLE FAMILY

MKT AREA09

9001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

1,544

100

2019

1,544

229,730

FDS121

75

2019

91

13,540

FGR612

55

2019

337

50,142

FOP140

30

2019

42

6,249

FOP180

30

2019

54

8,035

2,068

307,695

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSEFF. BASE RATE

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

090001

2,068

111.6220

155.15

320,850

2019

2019

0

0

4.10

95.90

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESED VALUE

TOTAL EXEMPTION VALUETOTAL JUST VALUE

NCON VALUEINCOME VALUE

PREVIOUS YEAR MKT VALUE

307,695

0

52,000

359,695

161,934

197,761

56,411

141,350

359,695

0

361,619

PERMIT NUMDESCRIPTIONAMTISSUED

20000745CO ISSUED001/27/2020

190006719NEW CONSTR220,30106/24/2019

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ U I V I RSN CD SALE PRICE

2297/01658/09/2019WD Q Q V 0145,000

GRANTOR: B Y FRANKLIN PROPERTI

GRANTEE: WELCH CECELIA G LIV

2253/05311/28/2019WD Q Q V 0125,000

GRANTOR: COPPS GARY N & CHERYL

GRANTEE: B Y FRANKLIN PROPER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W28 FOP=[YR=2019] W20 S7 E20 N7\$ S7 W20 N7 W13 S37 FOP=[YR=2019] S6 E30 N6 W30\$ E30 N3 E7 FGR=[YR=2019] S4 E12 S3 E12 N27 W24 S20\$ N20 E24 N14\$ PTR=E20 FDS=[YR=2019] E11 S11 W11 N11\$ W20\$.

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT UNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100OR0.000.001.30AC1.001.001.0040,000.0040,000.0052,000

REVIEW DATE01/01/2023BYCD

Total Acres: 1.30Total Land Value: 52,000Market: 0Agricultural: 0Common: 52,000

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