LOT 2
COUNTRY MEADOWS OR 2281/1810

MCCALL CHELSEA LAUREN & CASON LANE
272344 CONNER NELSON RD
HILLIARD, FL 32046

2026

04-3N-23-2022-0002-0000

BUILDING CHARACTERISTICS

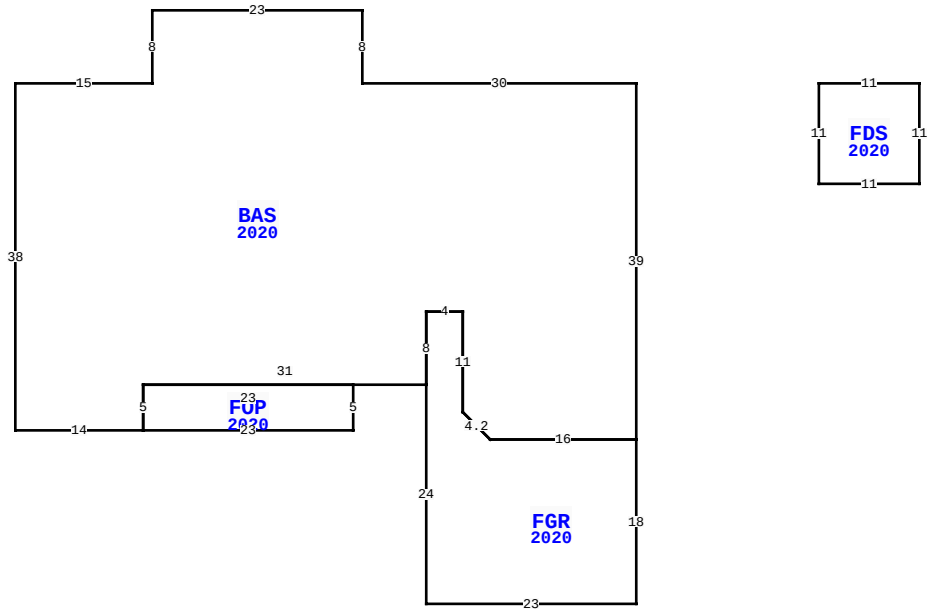
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,576	100	2020	2,576	361,546
FDS	121	75	2020	91	12,772
FGR	475	55	2020	261	36,632
FOP	115	30	2020	34	4,772
TOTALS	3,287			2,962	415,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,962	104.9040	145.82	431,919	2020	2020	0	0	0	3.75	96.25

1 SNGL FAM 100% - 2021 Heated Area: 2576 HX Base Yr 2021



272344 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		415,722
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		455,722
SOH/AGL Deduction		126,184
ASSESSED VALUE		329,538
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		278,127
TOTAL JUST VALUE		455,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012022	NEW CONSTR	330,784	11/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2850/1525	3/02/2026	WD	Q	I	01	508,000
GRANTOR: VROMAN WILBUR DARRELL						
GRANTEE: MCCALL CHELSEA LAUR						
2385/0231	8/18/2020	WD	Q	I	02	355,500
GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: VROMAN WILBUR DARRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 N8 W23 S8 W15 S38 E14 FOP=[YR=2020] E23 N5 W23 S5$ N5 E31 FGR=[YR=2020] S24 E23 N18 W16 U3 L3 N11 W4 S8$ N8 E4 S11 D3 R3 E16 N39$ PTR=E20 FDS=[YR=2020] E11 S11 W11 N11$ W20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS