LOT 4
COUNTRY MEADOWS OR 2281/1810

BEASLEY LARRY
272328 CONNER NELSON RD
HILLIARD, FL 32046

2026

04-3N-23-2022-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

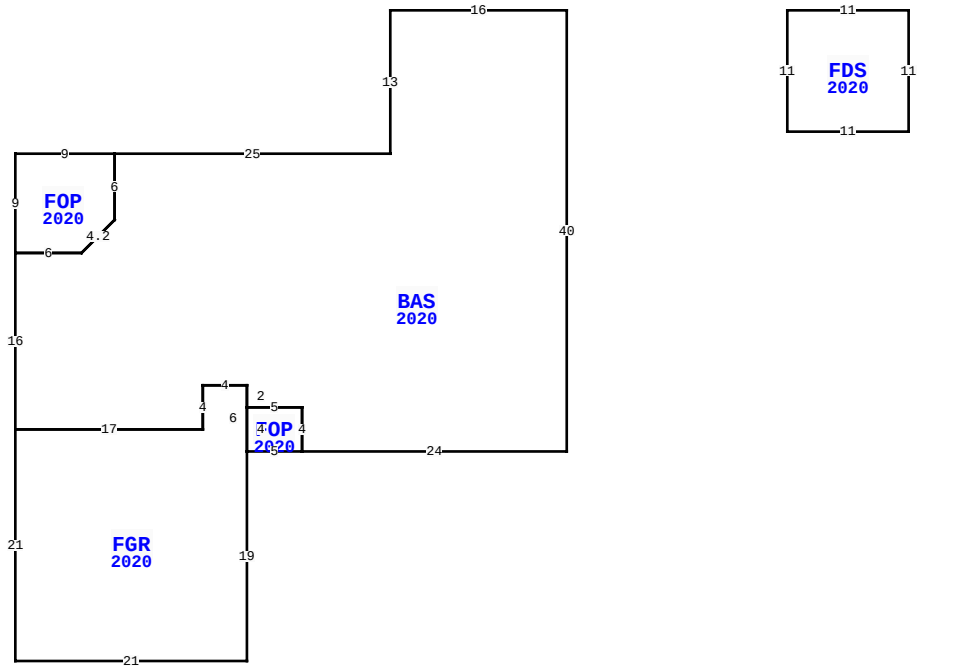
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2020	1,404	205,040
FDS	121	75	2020	91	13,289
FGR	457	55	2020	251	36,656
FOP	20	30	2020	6	876
FOP	77	30	2020	23	3,359
TOTALS	2,079			1,775	259,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,775	109.1550	151.73	269,321	2020	2020	0	0	0	3.75	96.25

1 SNGL FAM 100% - 2021 Heated Area: 1404 HX Base Yr 2021



272328 CONNER NELSON RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,221
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		307,221
SOH/AGL Deduction		73,846
ASSESSED VALUE		233,375
TOTAL EXEMPTION VALUE	VX HX HB	56,411
BASE TAXABLE VALUE		176,964
TOTAL JUST VALUE		307,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001553	CO ISSUED	0	02/20/2020
19008986	NEW CONSTR	187,678	08/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2344/0856	3/02/2020	WD	Q	I	01	235,800

GRANTOR: B Y FRANKLIN PROPERTI
GRANTEE: BEASLEY LARRY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 S13 W25 FOP=[YR=2020] W9 S9 E6 U3 R3 N6$ S6 D3 L3 W6 S16 FGR=[YR=2020] S21 E21 N19 FOP=[YR=2020] E5 N4 W5 S4$ N6 W4 S4 W17$ E17 N4 E4 S2 E5 S4 E24 N40$ 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	1.20	AC		1.00	1.00	1.00	40,000.00	40,000.00	48,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.20 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 07/09/2026 BY SYS