PT OF NW1/4 OF SE1/4
IN OR 2594/388
ESMT IN OR 2627-1178

CONGER STEPHEN H JR & LINDSAY
248 OLD JENNINGS RD
ORANGE PARK, FL 32065

2026

08-3N-25-0000-0003-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

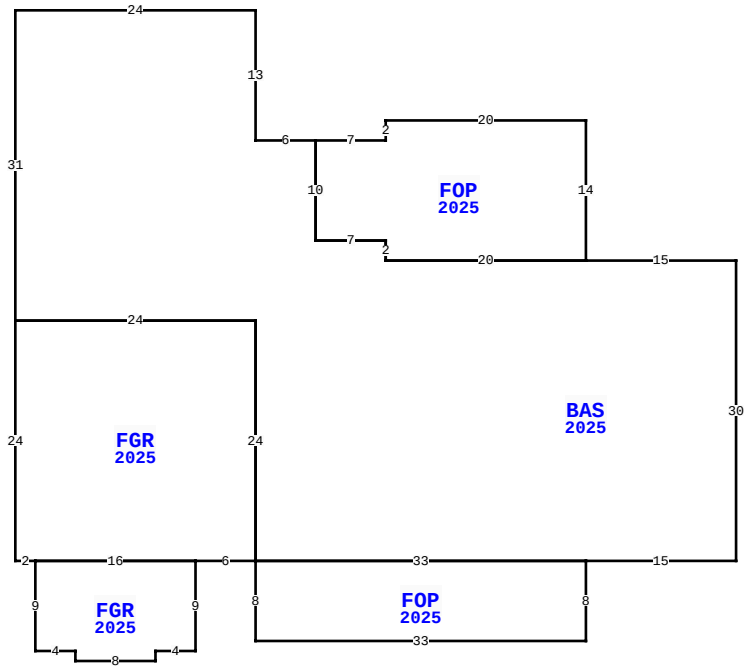
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,270	100	2025	2,270	417,323
FGR	152	55	2025	84	15,443
FGR	576	55	2025	317	58,278
FOP	264	30	2025	79	14,523
FOP	350	30	2025	105	19,304
TOTALS	3,612			2,855	524,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,855	110.8401	183.99	525,291	2024	2024	0	0	0	0.08	99.92

1 SFR CUST 0% - 2025 Heated Area: 2270 HX Base Yr



47020 HARMONY ACRES TR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	524,871
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	183,000
TOTAL MARKET VALUE	709,871
SOH/AGL Deduction	15,960
ASSESSED VALUE	693,911
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	693,911
TOTAL JUST VALUE	709,871
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	644,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008545	PRIVATE PROVIDER	449,793	07/23/2024
B2302097	NEW CONSTR	449,793	02/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2594/0388	9/30/2022	WD	U	V	30	120,000

GRANTOR: CONGER STEPHEN HAYWAR

GRANTEE: CONGER STEPHEN HAYW

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E24 S13 E6 S10 E7 S2 E20 E15 S30 W15 W33 N24 W24 N31 $
FOP=[YR=2025;ORIG=40,33] E7 S2 E20 N14 W20 S2 W7 S10 $
FOP=[YR=2025;ORIG=34,65] E33 S8 W33 N8 $
FGR=[YR=2025;ORIG=34,41] W24 S24 E2 E16 E6 N24 $
FGR=[YR=2025;ORIG=12,65] E16 S9 W4 S1 W8 N1 W4 N9 $
.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024	03	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0		OR	0.00	0.00	7.32	AC		1.00	1.00	1.00	25,000.00	25,000.00	183,000							

REVIEW DATE 12/13/2024 BY TW Total Acres: 7.32 Total Land Value: 183,000 Market: 0 Agricultural: 0 Common: 183,000 PRINTED 07/09/2026 BY SYS