PT OF LOTS 61 & 62
IN OR 2429/423
CORNWALL SURVEY SEC 11-3N-23E

HADDEN JAMES L
271041 CONNER NELSON RD
HILLIARD, FL 32046

2026

10-3N-23-2020-0061-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

271041 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	0
TOTAL MARKET OB/XF VALUE	14,684
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	74,684
SOH/AGL Deduction	9,964
ASSESSED VALUE	64,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,720
TOTAL JUST VALUE	74,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2429/0423	10/27/2020	QC	U	I	11	100

GRANTOR: HADDEN DEWEY & MILDRE

GRANTEE: HADDEN JAMES L

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
3	1242	WD DECK A	0	0	0	0	130.00	SF	10.00	10.00	100	2017	2017	3	70	910	
4	0753	UEP	0	0	14	12	168.00	SF	22.00	22.00	100	2009	2009	3	48	1,774	

LAND DESCRIPTION

TOTAL OB/XF 14,684

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	1.50	AC		1.00	1.00	1.00	40,000.00	40,000.00	60,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.50 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS