W1/2 OF LOT 8
IN OR 2796 PG 105
CORNWALL SURVEY

YU ALEXANDER & DEANNA
27687 CONNER NELSON RD
HILLIARD, FL 32046

2026

11-3N-23-2020-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

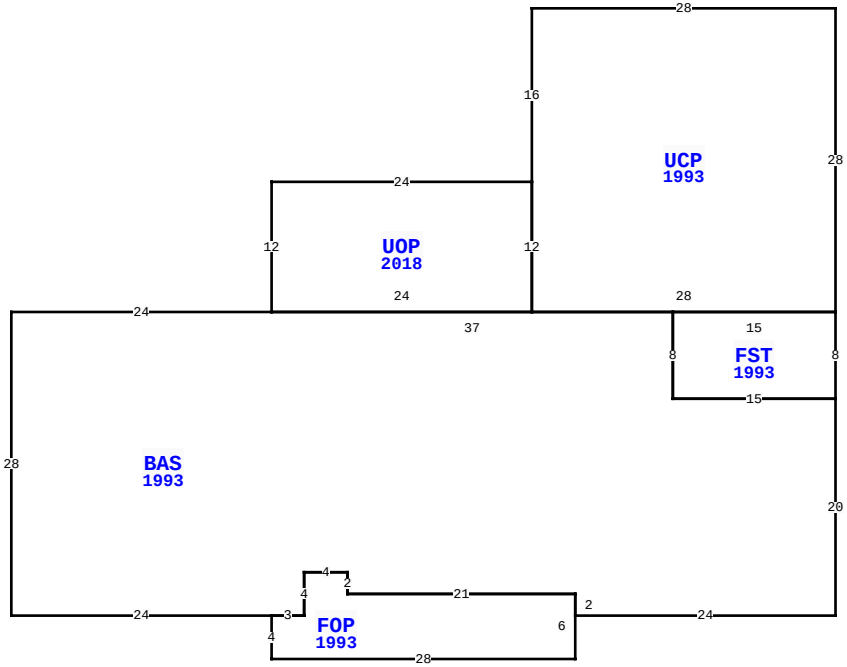
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	1993	1,950	156,037
FOP	170	30	1993	51	4,081
FST	120	55	1993	66	5,282
UCP	784	20	1993	157	12,563
UOP	288	20	2018	58	4,641
TOTALS	3,312			2,282	182,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,282	99.6170	104.60	238,697	1978	1978	0	0	0	23.50	76.50

1 SINGLE FAM 100% - 2026 Heated Area: 1950 HX Base Yr 2026



27687 CONNER NELSON RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		182,603
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		287,603
SOH/AGL Deduction		0
ASSESSED VALUE		287,603
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		236,192
TOTAL JUST VALUE		287,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3612	H/AC	1,875	11/20/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2796/105	6/16/2025	WD	Q	I	01	305,000
GRANTOR: WOMACK MARIE E						
GRANTEE: YU ALEXANDER & DEAN						
0758/0783	4/30/1996	WD	Q	I		102,900
GRANTOR: ROSWAN SARA J & PATRI						
GRANTEE: WOMACK ROLAND & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-52,28] W24 S28 E24 E3 N4 E4 S2 E21 S2 E24 N20 W15 N8 W37 $
UCP=[YR=1993;ORIG=0,0] W28 S16 S12 E28 N28 $
UOP=[YR=2018;ORIG=-28,16] W24 S12 E24 N12 $
FOP=[YR=1993;ORIG=-52,56] S4 E28 N6 W21 N2 W4 S4 W3 $
FST=[YR=1993;ORIG=0,36] N8 W15 S8 E15 $
.

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	0006	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000							

REVIEW DATE 05/13/2026 BY WWA Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS