LOT 11 LYING W OF CONNER
NELSON RD IN OR 2593/356
CORNWALL SURVEY S/D OF

MURPHY JOHNATHAN & MARLAINA
27394 CONNER NELSON RD
HILLIARD, FL 32046

2026

11-3N-23-2020-0011-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

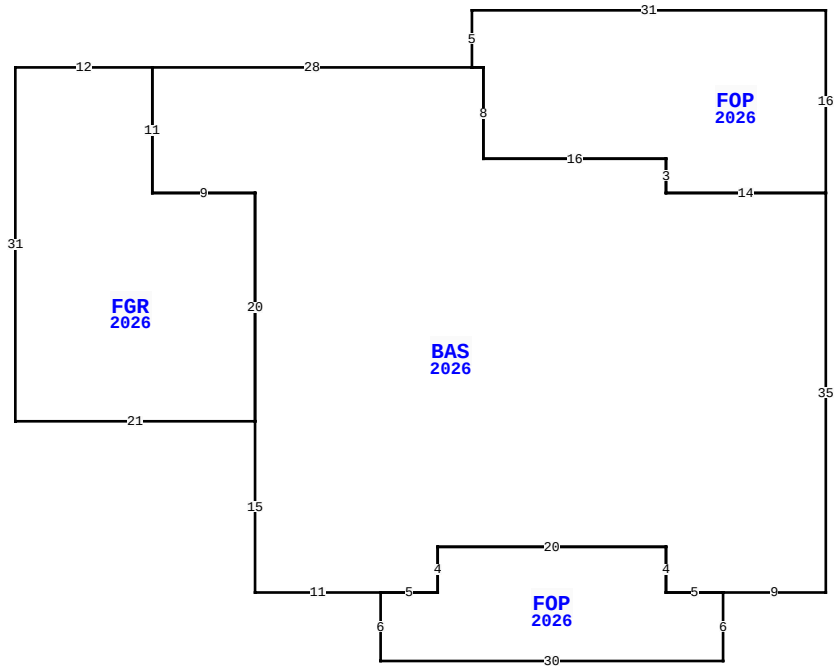
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
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	2,037	100	2026	2,037	322,539
FGR	552	55	2026	304	48,135
FOP	260	30	2026	78	12,351
FOP	437	30	2026	131	20,743
TOTALS	3,286			2,550	403,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,550	95.3856	158.34	403,767	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2037 HX Base Yr 2026



27394 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		403,767
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		128,310
TOTAL MARKET VALUE		532,077
SOH/AGL Deduction		41,060
ASSESSED VALUE		491,017
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		439,606
TOTAL JUST VALUE		532,077
NCON VALUE		403,767
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250003224	PRIVATE PROVIDER	396,873	03/28/2025
B240003855	PRIVATE PROVIDER	396,873	04/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2593/0356	9/19/2022	WD	Q	V	01	120,000
GRANTOR: GEIGER ZENOUS RICHARD						
GRANTEE: MURPHY JOHNATHAN &						
2089/1798	12/14/2016	TD	U	V	37	15,000
GRANTOR: CASSIDY IRREVOCABLE T						
GRANTEE: GEIGER ZENOUS RICHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=81,11] W14 N3 W16 N8 W1 W28 S11 E9 S20 S15 E11 E5 N4 E20 S4 E5 E9 N35 $
FGR=[YR=2026;ORIG=10,0] E12 S11 E9 S20 W21 N31 $
FOP=[YR=2026;ORIG=47,42] E20 S4 E5 S6 W30 N6 E5 N4 $
FOP=[YR=2026;ORIG=81,-5] W31 S5 E1 S8 E16 S3 E14 N16 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100		OR			6.11	AC		1.00	1.00	1.00	21,000.00	21,000.00	128,310							

REVIEW DATE 06/11/2025 BY WW Total Acres: 6.11 Total Land Value: 128,310 Market: 0 Agricultural: 0 Common: 128,310 PRINTED 07/09/2026 BY SYS