LOT 13
IN OR 1443/1794
ESMT IN OR 523/650

HERRINGTON CLIFF ALEXANDER & HEATHER L/E/
27282 CONNER NELSON ROAD
HILLIARD, FL 32046

2026

11-3N-23-2020-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

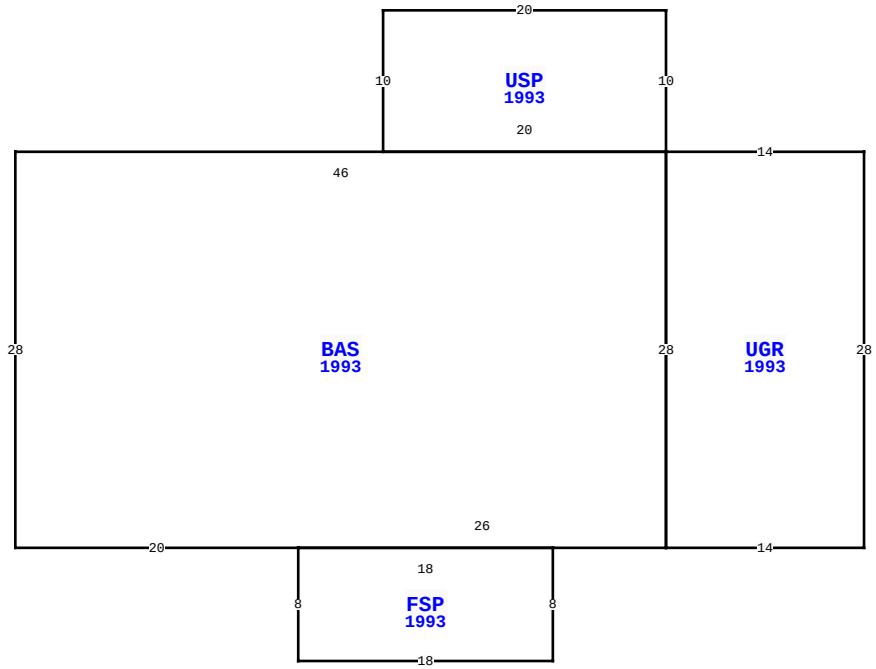
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1993	1,288	89,412
FSP	144	40	1993	58	4,026
UGR	392	45	1993	176	12,218
USP	200	30	1993	60	4,165
TOTALS	2,024			1,582	109,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,582	88.7400	93.18	147,411	1970	1975	0	0	0	25.50	74.50

1 SINGLE FAM 100% - 0 Heated Area: 1288 HX Base Yr 2007



27282 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		109,821
TOTAL MARKET OB/XF VALUE		720
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		300,541
SOH/AGL Deduction		199,256
ASSESSED VALUE		101,285
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		49,874
TOTAL JUST VALUE		300,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008962	NEW ROOF	11,325	07/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2876/1262	6/18/2026	LE	U	I	11	100
GRANTOR: HERRINGTON CLIFF ALEX						
GRANTEE: HERRINGTON REBECCA						
1443/1794	9/12/2006	QC	Q	I	01	31,500
GRANTOR: HERRINGTON CLIFF ALEX						
GRANTEE: HERRINGTON CLIFF AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S28 E20 FSP=[YR=1993] S8 E18 N8W18$ E26
UGR=[YR=1993] E14 N28 W14S28$ N28$ USP=[YR=1993] N10 W20
S10E20$.

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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1990	1990	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 720

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	0006	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 07/09/2026 BY SYS