SE1/4 OF NW1/4
IN OR 2737/184 & OR 2860/1280

COLLINS E MICHELE
3687 CONNER COLLINS ROAD
HILLIARD, FL 32046

2026

26-2N-23-0000-0005-0050

BUILDING CHARACTERISTICS

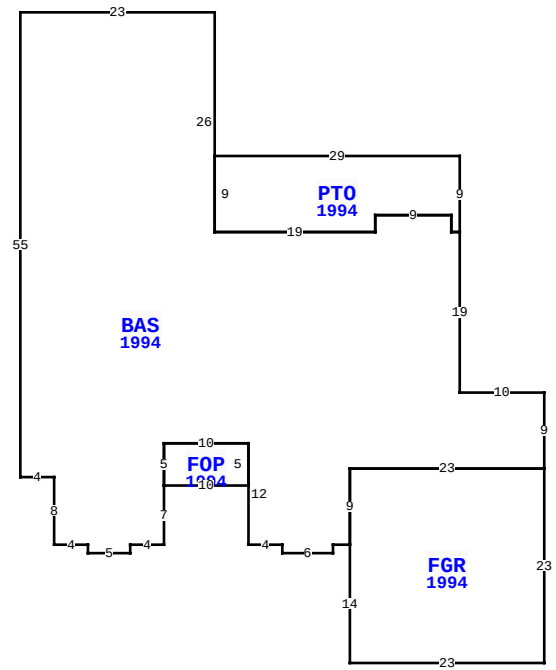
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,372	100	1994	2,372	263,056
FGR	529	55	1994	291	32,272
FOP	50	30	1994	15	1,664
PTO	243	5	1994	12	1,330
TOTALS	3,194			2,690	298,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,690	103.6800	144.12	387,683	1994	1994	0	0	0	23.05	76.95

1 SNGL FAM 100% - 0 Heated Area: 2372 HX Base Yr



3687 CONNER COLLINS 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: 6	Tax Dist:	
BUILDING MARKET VALUE		298,322
TOTAL MARKET OB/XF VALUE		28,379
TOTAL LAND VALUE - MARKET		147,000
TOTAL MARKET VALUE		473,701
SOH/AGL Deduction		223,213
ASSESSED VALUE		250,488
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		194,077
TOTAL JUST VALUE		473,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009801	NEW ROOF	28,000	07/31/2023
00	GARAGE	8,493	01/01/2004
93611	NEW CONSTR	106,000	12/08/1993
7887	MH MOVE-ON	21,598	07/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2860/1280	4/13/2026	WD	U	I	37	40,000
GRANTOR: GREEN ROBERT B & ROBI						
GRANTEE: COLLINS E MICHELE						
0478/0221	1/03/1986	WD	Q	V		10,700
GRANTOR: TANNER ELSIE						
GRANTEE: COLLINS MICHAEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W10 N19 PTO=[YR=1994] N9 W29 S9 E19 N2 E9 S2 E1 $ W1 N2 W9 S2 W19 N26 W23 S55 E4 S8 E4 S1 E5 N1 E4 N7
FOP=[YR=1994] E10 N5 W10 S5 $ N5 E10 S12 E4 S1 E6 N1 E2
FGR=[YR=1994] S14 E23 N23 W23 S9 $ N9 E23 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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	
3	0510	GARAGE WD-	0	100	50	30	1,500.00	SF	35.00	35.00	100	2004	2004	3	30	15,750	
4	0681	POLE SHED	0	100	36	36	1,296.00	SF	15.00	15.00	100	2010	2010	3	52	10,109	

LAND DESCRIPTION

TOTAL OB/XF 28,379

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	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000							
2	000100	C	RES	100					2.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	42,000							

REVIEW DATE 04/28/2026 BY WWA Total Acres: 7.00 Total Land Value: 147,000 Market: 0 Agricultural: 0 Common: 147,000 PRINTED 07/09/2026 BY SYS