NE1/4 OF SW1/4 PT OR 648/438
IN OR 2816/1763
ESMT OR 554/858

BOOTH TYLER & BROOKE N
3809 CONNER COLLINS RD
HILLIARD, FL 32046

2026

26-2N-23-0000-0005-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

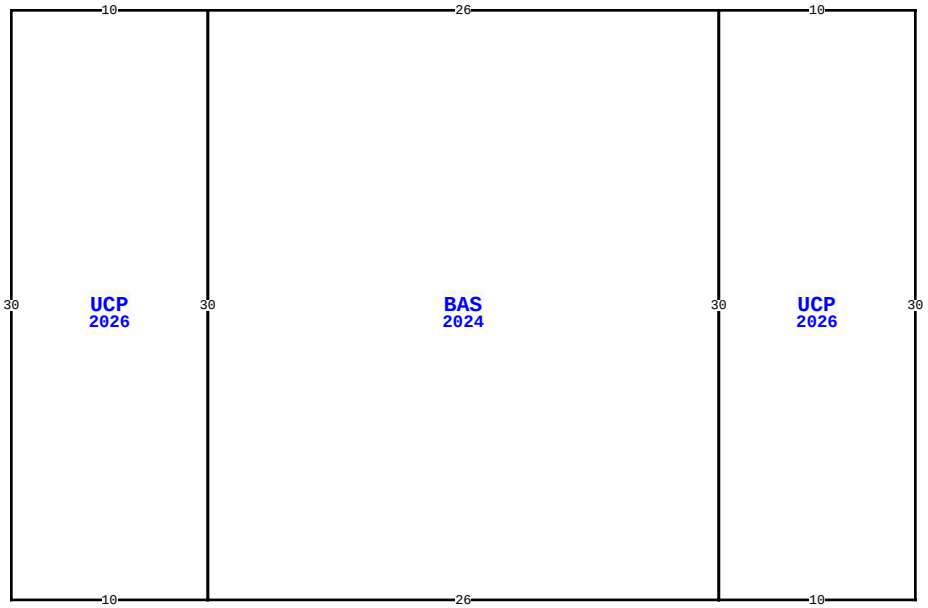
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	6000	PASTURELAND 1
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	780	100	2024	780	18,703
UCP	300	20	2026	60	1,438
UCP	300	20	2026	60	1,438
TOTALS	1,380			900	21,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	62.1000	24.22	21,798	2025	2025	0	0	0	1.00	99.00

1 GARAGE RES 0% - 2026 Heated Area: 780 HX Base Yr



3809 CONNER COLLINS 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: 6	Tax Dist:
BUILDING MARKET VALUE	21,580
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	336,350
TOTAL MARKET VALUE	51,470
SOH/AGL Deduction	0
ASSESSED VALUE	51,470
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,470
TOTAL JUST VALUE	357,930
NCON VALUE	21,580
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250011173	DEMO OLDER SHED	100	10/06/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2816/1763	9/18/2025	WD	Q	V	03	450,000
GRANTOR: CONNER GERALD R						
GRANTEE: BOOTH TYLER & BROOK						
2190/1746	4/18/2018	PR	U	I	19	100
GRANTOR: CONNER LAWRENCE A P/R						
GRANTEE: CONNER GERALD R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=54,10] E26 S30 W26 N30 $
UCP=[YR=2026;ORIG=54,10] W10 S30 E10 N30 $
UCP=[YR=2026;ORIG=80,10] E10 S30 W10 N30 $
.

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	009605	C	WETLANDS	0		OR	0.00	0.00	15.50	AC		1.00	1.00	1.00	1,000.00	1,000.00	15,500							
2	009530	C	POND	0		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	6,250							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	370.00	370.00	8,140							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	22.00	AC		1.00	1.00	1.30	11,000.00	14,300.00	314,600							

REVIEW DATE 04/28/2026 BY WWA Total Acres: 40.00 Total Land Value: 29,890 Market: 314,600 Agricultural: 8,140 Common: 21,750 PRINTED 07/09/2026 BY SYS