

PT OF LOT 8
IN OR 2305/1606
(EX OR 2350/1060)

THE CONNER TRUST/CONNER JAMES RAYFORD TRUSTEE
P O BOX 763
CALLAHAN, FL 32011-0763

2026

28-2N-25-3080-0008-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

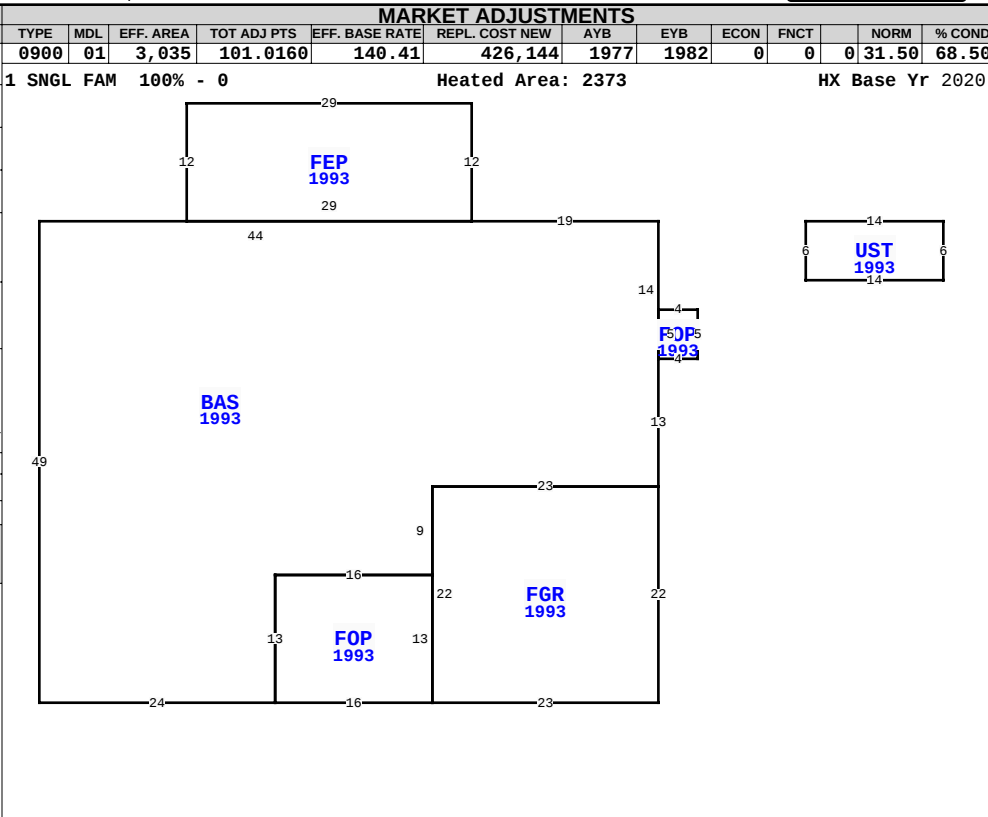
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,373	100	1993	2,373	228,237
FEP	348	80	1993	278	26,738
FGR	506	55	1993	278	26,738
FOP	20	30	1993	6	577
FOP	208	30	1993	62	5,963
UST	84	45	1993	38	3,655

TOTALS	3,539			3,035	291,909
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0510	GARAGE WD-	0	100	50	30	1,500.00	SF	29.75
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0860	POOL/SPA	0	100	16	0	1.00	UT	50,000.00
6	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00
7	0940	SHEDS/PORT	0	100	9	6	54.00	SF	30.00
9	0940	SHEDS/PORT	0	100	14	6	84.00	SF	30.00
10	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00
12	0681	POLE SHED	0	100	54	18	972.00	SF	15.00
13	0200	BARN WD 0-	0	100	60	30	1,800.00	SF	20.00
14	0681	POLE SHED	0	100	81	18	1,458.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	2.42



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

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
1	0510	GARAGE WD-	0	100	50	30	1,500.00	SF	29.75	29.75	100	1950	1950	3	20	8,925	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1977	1977	3	36	720	
4	0860	POOL/SPA	0	100	16	0	1.00	UT	50,000.00	50,000.00	100	1984	1984	04	85	42,500	
6	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	1990	1990	3	20	2,688	
7	0940	SHEDS/PORT	0	100	9	6	54.00	SF	30.00	30.00	100	1990	1990	3	20	324	
9	0940	SHEDS/PORT	0	100	14	6	84.00	SF	30.00	30.00	100	1992	1992	3	20	504	
10	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	1992	1992	3	20	4,200	
12	0681	POLE SHED	0	100	54	18	972.00	SF	15.00	15.00	100	1980	1980	3	20	2,916	
13	0200	BARN WD 0-	0	100	60	30	1,800.00	SF	20.00	20.00	100	1980	1980	3	20	7,200	
14	0681	POLE SHED	0	100	81	18	1,458.00	SF	15.00	15.00	100	1980	1980	3	20	4,374	

TOTAL OB/XF										74,351									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	RES	100	0004	OR	0.00	0.00	2.42	AC		1.00	1.00	1.00	40,000.00	40,000.00	96,800		

NASSAU COUNTY PROPERTY										PAGE 1 of 2									
VALUATION SUMMARY										6									
VALUATION BY										STANDARD									
Tax Group: 6										Tax Dist:									
BUILDING MARKET VALUE										291,909									
TOTAL MARKET OB/XF VALUE										75,252									
TOTAL LAND VALUE - MARKET										96,800									
TOTAL MARKET VALUE										463,961									
SOH/AGL Deduction										262,038									
ASSESSED VALUE										201,923									
TOTAL EXEMPTION VALUE										HX HB 51,411									
BASE TAXABLE VALUE										150,512									
TOTAL JUST VALUE										463,961									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										413,883									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3563	H/AC	2,800	10/06/1990

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2305/1606	9/19/2019	SW	U	I	11	100			

GRANTOR: CONNER JAMES R & FRAN									
GRANTEE: THE CONNER TRUST									

BUILDING DIMENSIONS									
BAS=[YR=1993] W19 FEP=[YR=1993] N12 W29 S12 E29 \$ W44 S49 E24 FOP=[YR=1993] E16 FGR=[YR=1993] E23 N22 W23 S22 \$ N13 W16 S13 \$ N13 E16 N9 E23 N13 FOP=[YR=1993] E4 N5 W4 S5 \$ N14 \$ PTR= E15 UST=[YR=1993] E14 S6 W14 N6 \$ W15 \$.									

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