PT OF SW1/4 OF NE1/4
IN OR 1559/1700
(EX 1-1 EX SR R/W)

CONNER KATHY R L/E/
26340 DEMSEY CONNER ROAD
HILLIARD, FL 32046

2026

30-3N-24-0000-0001-0000

BUILDING CHARACTERISTICS

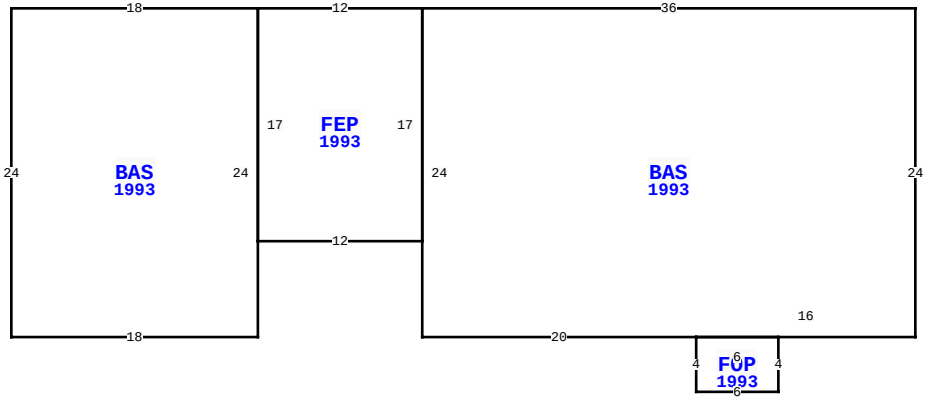
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	432	100	1993	432	20,751
BAS	864	100	1993	864	41,503
FEP	204	80	1993	163	7,830
FOP	24	30	1993	7	336
TOTALS	1,524			1,466	70,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,466	79.5600	83.54	122,470	1955	1955	0	0	0	42.50	57.50

1 SINGLE FAM 0% - 0 Heated Area: 1296 HX Base Yr



26098 HEARTH PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	01/28/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	70,420
TOTAL MARKET OB/XF VALUE	3,686
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	94,411
SOH/AGL Deduction	0
ASSESSED VALUE	94,411
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,411
TOTAL JUST VALUE	169,106
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/0874	2/27/2023	LE	U	I	11	100
GRANTOR: CONNER KATHY R						
GRANTEE: CREWS GAVIN DEL & P						
1559/1700	4/07/2008	WD	Q	I	01	100
GRANTOR: CONNER LAGREE DELBERT						
GRANTEE: CONNER LAGREE DELBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 FEP=[YR=1993] W12 BAS=[YR=1993] W18 S24 E18 N24$ S17 E12 N17$ S24 E20 FOP=[YR=1993] S4 E6 N4 W6$ E16 N24$.

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	0681	POLE SHED	0	0	32	24	768.00	SF	15.00	15.00	100	2005	2005	3	32	3,686	

LAND DESCRIPTION

TOTAL OB/XF 3,686

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	005000	C	AGRICULTURAL	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	370.00	370.00	740							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	395.00	395.00	395							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	170.00	170.00	170							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	76,000							

REVIEW DATE 12/03/2024 BY WWA Total Acres: 5.00 Total Land Value: 20,305 Market: 76,000 Agricultural: 1,305 Common: 19,000 PRINTED 07/09/2026 BY SYS