PT LOTS 5,6,7,8 & PT OF NW1/4
OF NW1/4 SEC 30-3N-24E IN
OR 1459/816 CORNWALL SURVEY

SOUTHERN NATURAL GAS COMPANY
PO BOX 4372
HOUSTON, TX 77210-4372

2026

30-3N-24-2020-0005-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

DEMPSEY CONNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,624
TOTAL MARKET VALUE	8,624
SOH/AGL Deduction	4,114
ASSESSED VALUE	4,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,510
TOTAL JUST VALUE	8,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	9,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/0816	11/15/2006	WD	Q	V		35,000

GRANTOR: FREEMAN B T TRUSTEE

GRANTEE: SOUTHERN NATURAL GA

BUILDING NOTES

BUILDING DIMENSIONS

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	009100	C	UTILITY	0		OR	0.00	0.00	3.08	AC		1.00	1.00	0.10	28,000.00	2,800.00	8,624							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 3.08 Total Land Value: 8,624 Market: 0 Agricultural: 0 Common: 8,624 PRINTED 07/09/2026 BY SYS