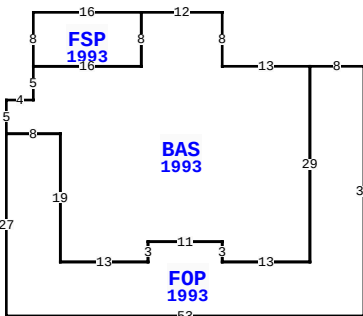
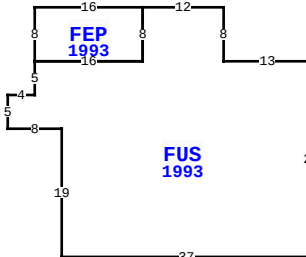


CONNER LAWRENCE ALVIN
18700 CONNER ROAD
HILLIARD, FL 32046

34-2N-23-0000-0007-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																												
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																															
Exterior Wall		12	CEDAR 100		0900	01	2,830	118.2720	164.40	465,252	1986	1991	0	0	17.00	83.00	VALUATION BY					STANDARD																										
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM 100% - 1996												Heated Area: 2425												HX Base Yr 1996																			
Roof Cover		03	COMP SHNGL 100																										BUILDING MARKET VALUE										386,159									
Interior Wall		05	DRYWALL 100																										TOTAL MARKET OB/XF VALUE										6,832									
Interior Floo		14	CARPET 100																										TOTAL LAND VALUE - MARKET										95,000									
Air Condition		03	CENTRAL 100																										TOTAL MARKET VALUE										413,471									
Heating Type		04	AIR DUCTED 100																										SOH/AGL Deduction										237,901									
Bedrooms		04	3 100		ASSESSED VALUE										175,570																																	
Bathrooms		03	3 100		TOTAL EXEMPTION VALUE										HX HB 51,411																																	
Frame		02	WOOD FRAME 100		BASE TAXABLE VALUE										124,159																																	
Stories		2.	2. 100		TOTAL JUST VALUE										487,991																																	
Units		0	0 100		NCON VALUE										0																																	
BUD8 Adjustme		06	DIST 1D 100		INCOME VALUE																																											
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										543,557																																	
Quality		05	Quality Level 05																																													
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	1,196	100	1993	1,196	163,196																																											
FEP	128	80	1993	102	13,918																																											
FOP	841	30	1993	252	34,386																																											
FSP	128	40	1993	51	6,959																																											
FUS	1,229	100	1993	1,229	167,700																																											
TOTALS		3,522		2,830	386,159																																											
EXTRA FEATURES					18700 CONNER RD, HILLIARD										BLD DATE					LGL DATE																												
															XF DATE					LAND DATE																												
															INC DATE					AG DATE																												
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	56	1,120																																
2	0510	GARAGE WD-	0	100	24	34	816.00	SF	35.00	35.00	100	1993	1993	3	20	5,712																																
LAND DESCRIPTION										TOTAL OB/XF										6,832																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0005	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	4.00	AC		1.00	1.00	1.00	370.00	370.00	1,480																															
3	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		01/01/2023		BY	CD	Total Acres: 5.00		Total Land Value: 20,480				Market: 76,000				Agricultural: 1,480				Common: 19,000				PRINTED 07/09/2026 BY SYS																								