NW1/4 OF SW1/4 OF
SEC 34-2N-23E IN OR 807/1840
& ESMT IN OR 342/308 (EX PT IN

CONNER RICHARD A L/E/
14456 RUTH LN
HILLIARD, FL 32046

2026

34-2N-23-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

RUTH LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	357,500
TOTAL MARKET VALUE	6,787
SOH/AGL Deduction	0
ASSESSED VALUE	6,787
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,787
TOTAL JUST VALUE	357,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/1884	10/25/2022	LE	U	I	11	100
GRANTOR: CONNER RICHARD A						
GRANTEE: BEASLEY ASHLEY & RU						
0807/1840	9/29/1997	QC	Q	V	01	100
GRANTOR: CONNER JIMMIE R						
GRANTEE: CONNER RICHARD A						

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	10.19	AC		1.00	1.00	1.00	395.00	395.00	4,025							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	16.25	AC		1.00	1.00	1.00	170.00	170.00	2,762							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	32.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	357,500							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 26.44 Total Land Value: 6,787 Market: 357,500 Agricultural: 6,787 Common: 0 PRINTED 07/09/2026 BY SYS