

CONNER ERIC & RENNA
38217 KINGSTREET LN
HILLIARD, FL 32046

37-4N-24-2300-0025-0020

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		30	VINYL 90											0820	02	2,092	135.9600	115.57	241,772	1985	1985		0	0	70.00	30.00	VALUATION BY																												
Exterior Wall		20	FACE BRICK 10											1 M/H 93- 100% - 2026														Heated Area: 1648 HX Base Yr 2026														STANDARD													
Roof Structur		03	GABLE/HIP 100											39 25 11 11 39 25 64 26 26 31 16 17 8 8 64 FSP 1993 UCP 1993 BAS 1993 UOP 1993														Tax Group: 4														Tax Dist:													
Roof Cover		12	MODULAR MT 100																									BUILDING MARKET VALUE														72,532													
Interior Wall		05	DRYWALL 100																									TOTAL MARKET OB/XF VALUE														20,308													
Interior Floo		14	CARPET 90																									TOTAL LAND VALUE - MARKET														65,620													
Interior Floor		08	SHT VINYL 10																									TOTAL MARKET VALUE														127,026													
Air Condition		03	CENTRAL 100																									SOH/AGL Deduction														1,979													
Heating Type		04	AIR DUCTED 100																									ASSESSED VALUE														125,047													
Bedrooms			3 100																									TOTAL EXEMPTION VALUE														HX HB 51,411													
Bathrooms			2 100																									BASE TAXABLE VALUE														73,636													
Frame		02	WOOD FRAME 100																									TOTAL JUST VALUE														158,460													
Stories		1.	1. 100											NCON VALUE														0																											
Units			0 100											INCOME VALUE																																									
BUD8 Adjustme		04	DIST 01 100											PREVIOUS YEAR MKT VALUE														174,051																											
Quality		04	Quality Level 04																																																				
DOR CODE		0200	MOBILE HOME																																																				
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	1,648	100	1993	1,648	57,138																																																		
FSP	429	60	1993	257	8,910																																																		
UCP	275	20	1993	55	1,907																																																		
UOP	528	25	1993	132	4,577																																																		
TOTALS		2,880			2,092	72,532	38217 KINGSTREET LN, HILLIARD																			BLD DATE				LGL DATE		05/12/2026		MLU																					
EXTRA FEATURES																					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	0510	GARAGE WD-	0 100	27	49	1,323.00	SF	35.00	35.00	100	1988	1988	3	20	9,261																																								
2	0510	GARAGE WD-	0 100	48	30	1,440.00	SF	24.85	24.85	100	1996	1996	3	20	7,157																																								
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890																																								
5	0351	CARPORT MT	0 100	0	0	400.00	SF	10.00	10.00	100	2013	2013	3	50	2,000																																								
LAND DESCRIPTION																	TOTAL OB/XF																	20,308																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	34,000																																						
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	0.93	AC		1.00	1.00	1.00	200.00	200.00	186																																						
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	0.93	AC		1.00	1.00	1.00	34,000.00	34,000.00	31,620																																						
REVIEW DATE	05/04/2026	BY	WWA	Total Acres: 1.93		Total Land Value: 34,186		Market: 31,620		Agricultural: 186		Common: 34,000		PRINTED 07/09/2026 BY SYS																																									