

HARRISON CONNOR L TRUST/HARRISON CONNOR L TRUSTEE
448 DEL WEBB PKWY
YULEE, FL 32097

50-3N-27-1004-0116-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE				413,563				
TOTAL MARKET OB/XF VALUE				0				
TOTAL LAND VALUE - MARKET				85,000				
TOTAL MARKET VALUE				498,563				
SOH/AGL Deduction				15,067				
ASSESSED VALUE				483,496				
TOTAL EXEMPTION VALUE				HX HB WR		56,411		
BASE TAXABLE VALUE				427,085				
TOTAL JUST VALUE				498,563				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				488,466				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
230006644		CO ISSUED				05/22/2023		
22013026		NEW CONSTR		327,488		08/24/2022		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2800/1398		7/10/2025		SW	U	I	11	100
GRANTOR: HARRISON CONNOR LYNN								
GRANTEE: HARRISON CONNOR L T								
2645/140		5/26/2023		SW	Q	I	02	629,500
GRANTOR: PULTE HOME COMPANY LL								
GRANTEE: HARRISON CONNOR LYN								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2024;ORIG=130,-40] W15 S14 W13 N6 W11 S65 E12 N12 E6 N12 E9 N2 E12 N47 \$ FGR=[YR=2024;ORIG=130,7] W12 S2 W9 S12 S8 E1 E20 N22 \$ FOP=[YR=2024;ORIG=109,21] W6 S12 W12 S6 E19 N10 W1 N8 \$ FSP=[YR=2024;ORIG=115,-40] W24 S8 E11 S6 E13 N14 \$.								
ND UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
85,000								
Common: 85,000								
PRINTED 07/09/2026 BY SYS								