

PT GOVT LOT 2 OF SEC 27-2N-23E
IN OR 343/360 & OR 834/1975 &
OR 2193/932 (EX OR 2209/21 &

CONNER MICHAEL E
19783 GRANNY LN
HILLIARD, FL 32046

2023

27-2N-23-0000-0003-0060



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	PAGE 1 of 1 6													
Exterior Wall	05	AVERAGE 100	0820	02	1,888	118.0000	76.70	144,810	1993	1993	0	0	0	70.00	30.00	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 0														Heated Area: 1773 HX Base Yr											
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floop	14	CARPET 100																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	3	100																										
Bathrooms	2	100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units	0	100																										
BUD8 Adjustme	06	DIST 1D 100																										
Quality			03	Quality Level 03																								
DOR CODE			5000IMPROVED AG																									
MAP NUM			MKT AREA 09																									
NEIGHBORHOOD/LOC			9001.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,773	100	1,773	40,797																								
DCK	64	15	10	230																								
DCK	99	15	15	345																								
DCK	200	15	30	690																								
UOP	240	25	60	1,381																								
TOTALS			2,376	1,888	43,443																							
EXTRA FEATURES			19783 GRANNY LN, HILLIARD																									
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	100	1992	1992	3	74	1,480													
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	100	1992	1992	3	20	720													
3	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	100	1985	1985	3	20	768													
4	0680	POLE SHED	0	100	10	24	240.00	SF	10.00	100	1992	1992	3	20	480													
5	0680	POLE SHED	0	100	6	24	144.00	SF	10.00	100	1992	1992	3	20	288													
6	0680	POLE SHED	0	100	10	24	240.00	SF	10.00	100	1985	1985	3	20	480													
7	0811	CONCRETE B	0	100	14	65	910.00	SF	3.90	100	1996	1996	3	73	2,591													
TOTAL OB/XF			6,807																									
LAND DESCRIPTION			TOTAL OB/XF																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000											
2	005600	A	TIMBER 3 SI	0			0.00	0.00	3.03	AC		1.00	1.00	1.00	410.00	410.00	1,242											
3	005500	A	TIMBER 2 SI	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	550.00	550.00	2,750											
4	005902	A	HARDWOOD SI	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	175.00	175.00	175											
5	009910	M	MKT. VAL. AG	0			0.00	0.00	9.03	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,570											
REVIEW DATE			09/15/2022		BY	WW		Total Acres: 10.03		Total Land Value: 34,167		Market: 171,570		Agricultural: 4,167		Common: 30,000		PRINTED 08/02/2023 BY SYS										