PT OF NE1/4 OF SW1/4
IN OR 794 PG 376

BROWN PHILIP E JR
19616 KENNY CONNER ROAD
HILLIARD, FL 32046

2023

27-2N-23-0000-0006-0090

BUILDING CHARACTERISTICS

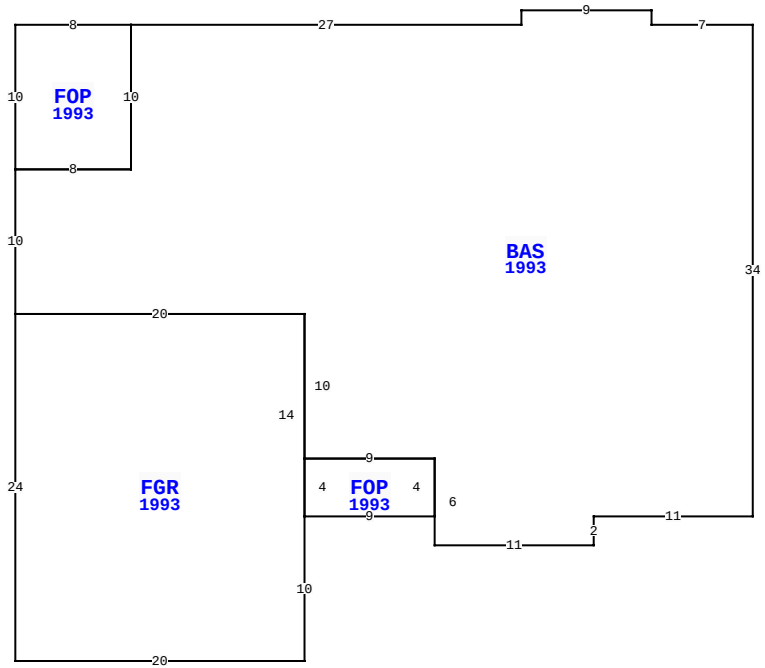
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,369	100	1,369	106,861
FGR	480	55	264	20,607
FOP	36	30	11	859
FOP	80	30	24	1,874
TOTALS	1,965		1,668	130,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,668	112.4000	101.44	169,202	1991	1991	0	0	0	23.05	76.95

1 SINGLE FAM – 50% - 1998 Heated Area: 1369 HX Base Yr 1998



19616 KENNY CONNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		130,201
TOTAL MARKET OB/XF VALUE		15,928
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		241,129
SOH/AGL Deduction		87,462
ASSESSED VALUE		153,667
TOTAL EXEMPTION VALUE	HA HAB	38,709
BASE TAXABLE VALUE		114,958
TOTAL JUST VALUE		241,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210346	GARAGE	37,152	10/01/2002
6863	NEW CONSTR	57,191	11/27/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0794/0376	5/21/1997	WD	Q	I		95,000
GRANTOR: CONNER JAMES E & LEAH						
GRANTEE: BROWN PHILIP JR & L						
0607/0765	9/14/1990	WD	U	V	01	100
GRANTOR: CONNER JAMES L ET AL						
GRANTEE: CONNER JAMES & LEAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N1 W9 S1 W27 FOP=[YR=1993] W8 S10 E8 N10$ S10 W8 S10 FGR=[YR=1993] S24 E20 N10 FOP=[YR=1993] E9 N4 W9 S4$ N14 W20$ E20 S10 E9 S6 E11 N2 E11 N34$.

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
1	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0810	CONCRETE A	0	50	0	0	423.00	SF	6.50	6.50	100	1991	1991	3	64	1,760	
3	0200	BARN WD 0-	0	50	40	26	1,040.00	SF	20.00	20.00	100	2008	2008	3	56	11,648	

LAND DESCRIPTION

TOTAL OB/XF 15,928

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	000115	C	SFR ACRES	50	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 08/11/2017 BY TWX Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS