PT OF NE1/4 OF SW1/4
OR 631 PG 949

SCAFF CHARLES R & DONNA L
19700 KENNY CONNER ROAD
HILLIARD, FL 32046-5420

**2023**

**27-2N-23-0000-0006-0100**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

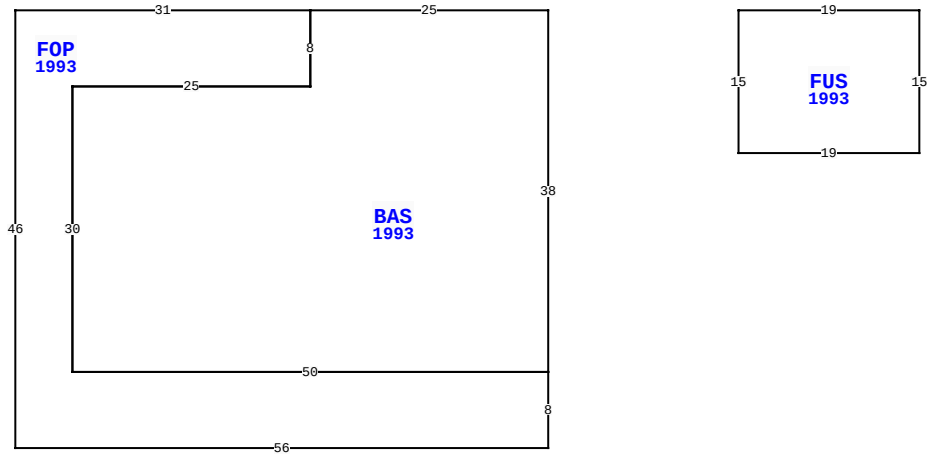
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 1,700 | 100 | 1,700 | 146,934 |
| FOP | 876 | 30 | 263 | 22,732 |
| FUS | 285 | 100 | 285 | 24,633 |
| TOTALS | 2,861 | | 2,248 | 194,299 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,248 | 112.0140 | 101.09 | 227,250 | 1992 | 1992 | 0 | 0 | 0 | 14.50 | 85.50 |

1 SINGLE FAM – 100% - 0 Heated Area: 1985 HX Base Yr




19700 KENNY CONNER RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 194,299 |
| TOTAL MARKET OB/XF VALUE | | 10,565 |
| TOTAL LAND VALUE - MARKET | | 51,000 |
| TOTAL MARKET VALUE | | 255,864 |
| SOH/AGL Deduction | | 120,686 |
| ASSESSED VALUE | | 135,178 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 85,178 |
| TOTAL JUST VALUE | | 255,864 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 221,851 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0631/0949 | 7/22/1991 | WD | Q | V | | 3,000 |

GRANTOR: CONNER JAMES L & B S

GRANTEE: SCAFF CHARLES R & D

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W25 FOP=[YR=1993] W31 S46 E56 N8 W50 N30 E25 N8$ S8 W25 S30 E50 N38$ PTR=E20 FUS=[YR=1993] E19 S15 W19 N15$ W20$.

## 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1992 | 1992 | 3 | 74 | 2,590 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 30 | 24 | 720.00 | SF | 35.00 | 35.00 | 100 | 1999 | 1999 | 3 | 28 | 7,056 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 26 | 8 | 208.00 | SF | 6.50 | 6.50 | 100 | 1993 | 1993 | 3 | 68 | 919 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,565

| 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 | 100 | 0005 | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 0.85 | 30,000.00 | 25,500.00 | 51,000 | | | | | | | |

REVIEW DATE 08/11/2017 BY TWX Total Acres: 2.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 08/02/2023 BY SYS