LOT 5 (EX OR 2452/1957)
MILLS CREEK FARMS OR 2223/225

KING AMANDA J
19700 KENNY CONNER ROAD
HILLIARD, FL 32046

2023

27-2N-23-1303-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5100	CROPLAND CLASS 1	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

KENNY CONNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	111,150
TOTAL MARKET VALUE	1,505
SOH/AGL Deduction	0
ASSESSED VALUE	1,505
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,505
TOTAL JUST VALUE	111,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000927	GARAGE	0	01/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2239/0948	11/21/2018	WD	Q	V	05	100,000

GRANTOR: OCEANS EIGHT CREATIVE

GRANTEE: KING AMANDA J

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005100	A	CROPLAND1	0			0.00	0.00	3.42	AC		1.00	1.00	1.00	440.00	440.00	1,505							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	3.42	AC		1.00	1.00	1.30	25,000.00	32,500.00	111,150							

REVIEW DATE 06/27/2023 BY WW Total Acres: 3.42 Total Land Value: 1,505 Market: 111,150 Agricultural: 1,505 Common: 0 PRINTED 08/02/2023 BY SYS