PT OF NE1/4
IN OR 2043/13
{2005 SKYO DWMH}

MCHENRY JOSHUA C & MISTY B
19248 CONNER ROAD
HILLIARD, FL 32046

2023

34-2N-23-0000-0001-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 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
Quality	06	Quality Level 06

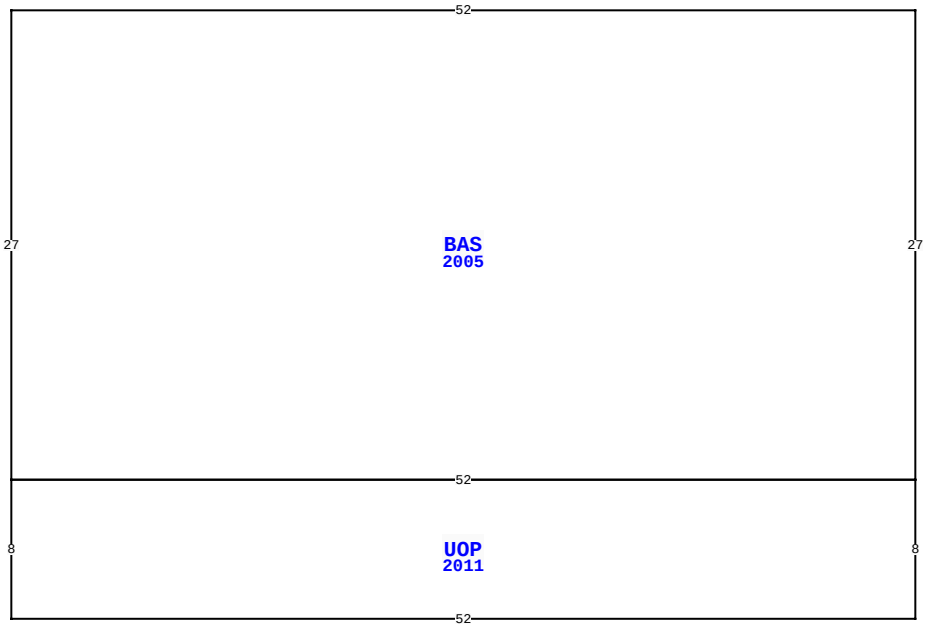
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	86,847
UOP	416	25	104	6,433
TOTALS	1,820		1,508	93,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,508	152.3600	106.65	160,828	2005	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2018 Heated Area: 1404 HX Base Yr 2018



19248 CONNER RD, HILLIARD

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

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	2005	2005	3	90	3,150	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		93,280
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		37,800
TOTAL MARKET VALUE		134,230
SOH/AGL Deduction		46,400
ASSESSED VALUE		87,830
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		37,830
TOTAL JUST VALUE		134,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14687	ELEC OTHER	0	03/01/2005
MH4571	MH MOVE-ON	0	03/01/2005
M09529	MECH OTHER	0	03/01/2005
P09254	OTHER	0	03/01/2005
B051444	FOUNDATION	1,900	02/01/2005
W00344	MH MOVE-ON	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2043/0013	4/22/2016	WD	Q	I	01	85,000
GRANTOR: GRIFFIS BRUCE R & KEL						
GRANTEE: MCHENRY JOSHUA C &						
1215/1862	3/17/2004	WD	U	V	06	13,000
GRANTOR: ATLEE KENYON S						
GRANTEE: GRIFFIS BRUCE R & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W52 S27 UOP=[YR=2011] S8 E52 N8 W52$ E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,150

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	1.26	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,800							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.26 Total Land Value: 37,800 Market: 0 Agricultural: 0 Common: 37,800 PRINTED 08/02/2023 BY SYS