PT SW1/4 OF SE1/4
SEC 27-2N-23E IN OR 2228/865
(EX PT IN OR 2622/1040)

MILLER RHONDA A & BRANDON R
19253 CONNER RD
HILLIARD, FL 32046

2024

27-2N-23-0000-0001-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

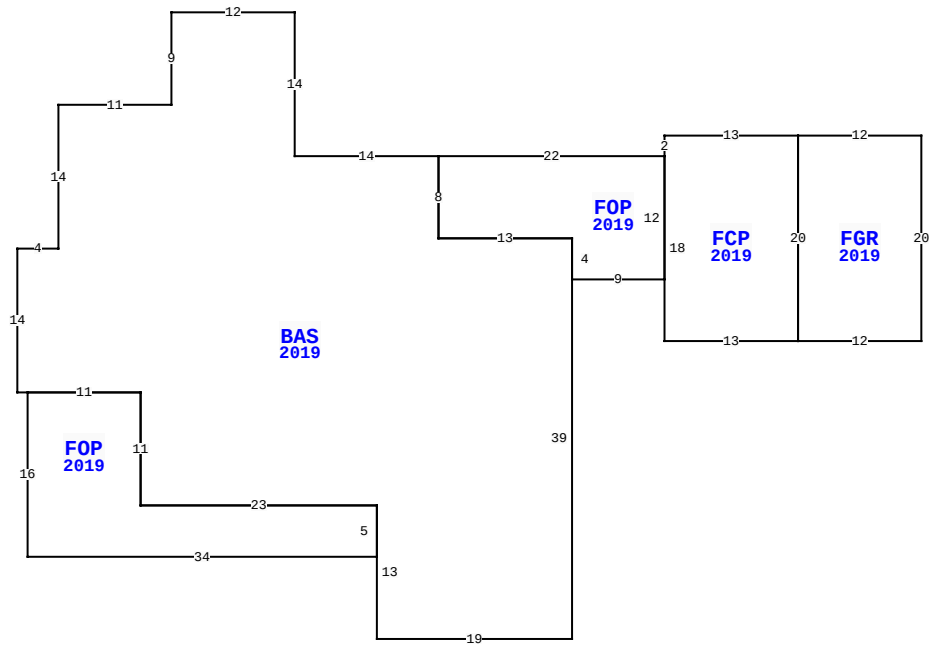
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,034	100	2,034	310,200
FCP	260	25	65	9,913
FGR	240	55	132	20,131
FOP	212	30	64	9,760
FOP	291	30	87	13,268
TOTALS	3,037		2,382	363,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,382	123.8622	154.83	368,805	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2020 Heated Area: 2034 HX Base Yr 2020



19253 CONNER RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		380,545
TOTAL MARKET OB/XF VALUE		61,073
TOTAL LAND VALUE - MARKET		86,850
TOTAL MARKET VALUE		528,468
SOH/AGL Deduction		211,408
ASSESSED VALUE		317,060
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		267,060
TOTAL JUST VALUE		528,468
NCON VALUE		17,272
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007401	GARAGE W/ LEAN TO	58,170	06/09/2023
20005406	SWIM POOL	40,000	06/22/2020
19008749	CO ISSUED	0	08/15/2019
19000410	NEW CONSTR	272,792	01/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2228/0867	10/04/2018	QC	U	V	11	100
GRANTOR: OCEAN'S EIGHT CREATIV						
GRANTEE: MILLER RHONDA A						
2228/0865	10/04/2018	WD	Q	V	02	59,000
GRANTOR: OCEAN'S EIGHT CREATIV						
GRANTEE: MILLER RHONDA A & B						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W12 FCP=[YR=2019] W13 S2 FOP=[YR=2019] W22 BAS=[YR=2019] W14 N14 W12 S9 W11 S14 W4 S14 E1 FOP=[YR=2019] S16 E34 N5 W23 N11 W11 $ E11 S11 E23 S13 E19 N39 W13 N8$ S8 E13 S4 E9 N12$ S18 E13 N20$ S20 E12 N20$.

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	0811	CONCRETE B	0	100	0	0	992.00	SF	5.20	5.20	100	2019	2019	3	98	5,055	
2	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2020	2020	3	93	35,573	
3	0855	CONC PAVER	0	100	0	0	1,526.00	SF	10.00	10.00	100	2020	2020	3	99	15,107	
4	0462	ST/AL FNC	0	100	128	4	512.00	SF	10.00	10.00	100	2020	2020	3	93	4,762	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 61,073

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		OR	0.00	0.00	3.86	AC		1.00	1.00	0.90	25,000.00	22,500.00	86,850							

REVIEW DATE 01/04/2024 BY WW Total Acres: 3.86 Total Land Value: 86,850 Market: 0 Agricultural: 0 Common: 86,850 PRINTED 08/06/2024 BY SYS

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HILLIARD, FL 32046

2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

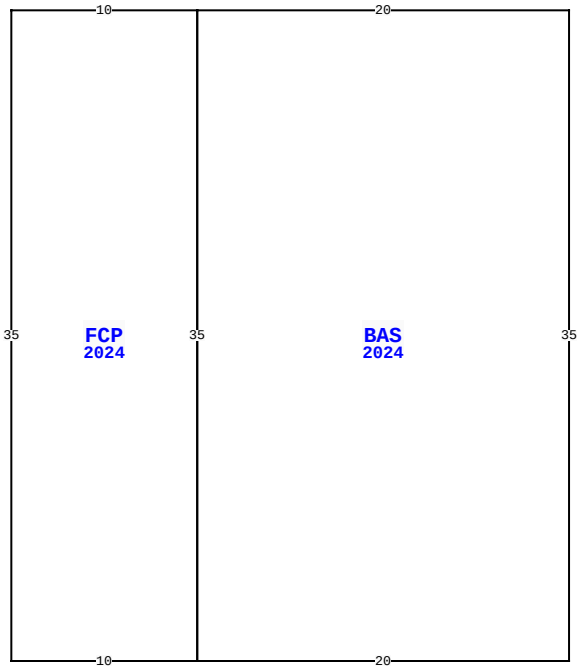
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100	700	15,343
FCP	350	25	88	1,929
TOTALS	1,050		788	17,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	788	63.2500	22.14	17,446	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 700 HX Base Yr 2020



19253 CONNER RD, HILLIARD

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2228/0865	10/04/2018	WD	Q	V	02	59,000
GRANTOR: OCEAN'S EIGHT CREATIV						
GRANTEE: MILLER RHONDA A & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] E20 S35 W20 N35 $
FCP=[YR=2024;ORIG=50,10] E10 S35 W10 N35 $
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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

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