PT OF SE1/4 OF NW1/4
IN OR 2576/212
EX 5-7

VAUGH DARIENNE CAITLAN &/HARDIN JACOB TYLER
19778 KENNY CONNER RD
HILLIARD, FL 32046

2024

27-2N-23-0000-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

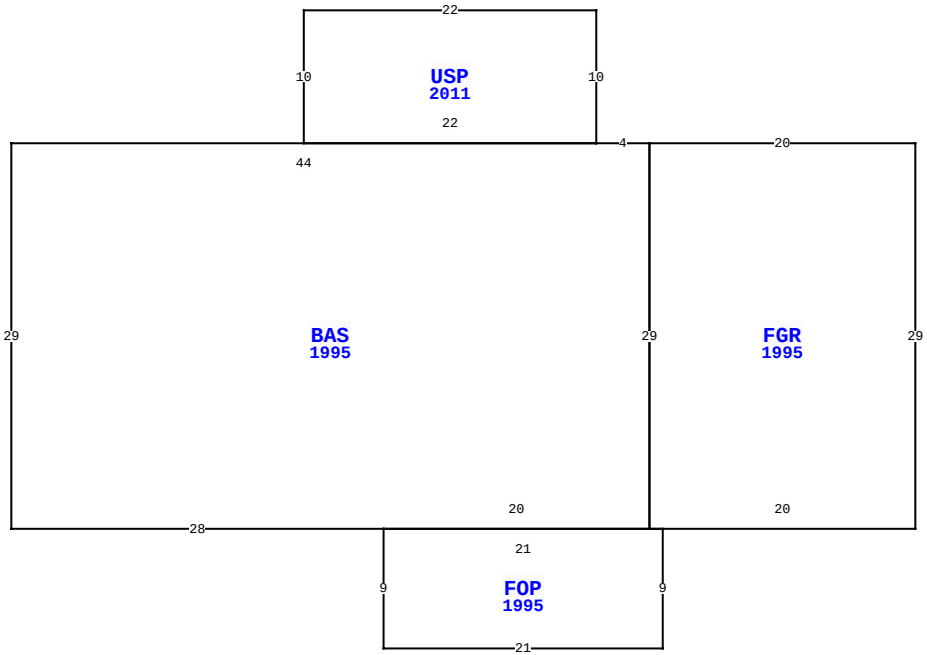
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,392	100	1,392	153,054
FGR	580	55	319	35,074
FOP	189	30	57	6,267
USP	220	30	66	7,257
TOTALS	2,381		1,834	201,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,834	111.3400	139.18	255,256	1995	1995	0	0	0	21.00	79.00

1 SNGL FAM – 100% - 2023 Heated Area: 1392 HX Base Yr 2023



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

19778 KENNY CONNER RD, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		201,652
TOTAL MARKET OB/XF VALUE		10,550
TOTAL LAND VALUE - MARKET		58,800
TOTAL MARKET VALUE		271,002
SOH/AGL Deduction		0
ASSESSED VALUE		271,002
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		221,002
TOTAL JUST VALUE		271,002
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25411	ADDITION	4,871	12/01/2011
B951690	NEW CONSTR	58,260	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/0212	6/30/2022	WD	Q	I	01	345,000
GRANTOR: RIDDLE RYAN M &						
GRANTEE: VAUGHN CAITLAN & JA						
2265/1872	3/29/2019	TD	Q	I	01	201,900
GRANTOR: KELLY EDWARD H & BARB						
GRANTEE: RIDDLE RYAN M & LAU						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1995] W20 BAS=[YR=1995] W4 USP=[YR=2011] N10 W22 S10 E22$ W44 S29 E28 FOP=[YR=1995] S9 E21 N9W21$ E20 N29$ S29 E20 N29$.

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	1995	1995	3	77	2,695	
2	0510	GARAGE WD-	0	100	16	24	384.00	SF	35.00	35.00	100	2005	2005	3	40	5,376	
3	0811	CONCRETE B	0	100	0	0	662.00	SF	5.20	5.20	100	1996	1996	3	72	2,479	

LAND DESCRIPTION

TOTAL OB/XF 10,550

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	1.96	AC		1.00	1.00	1.00	30,000.00	30,000.00	58,800							

REVIEW DATE 06/28/2019 BY TW Total Acres: 1.96 Total Land Value: 58,800 Market: 0 Agricultural: 0 Common: 58,800 PRINTED 08/06/2024 BY SYS