PT SW1/4 OF SE1/4
SEC 27-2N-23E IN OR 2622/1040

SHEPPERD ROBERT S & BROOKE M
19269 CONNER RD
HILLIARD, FL 32046

2025

27-2N-23-0000-0001-0300

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

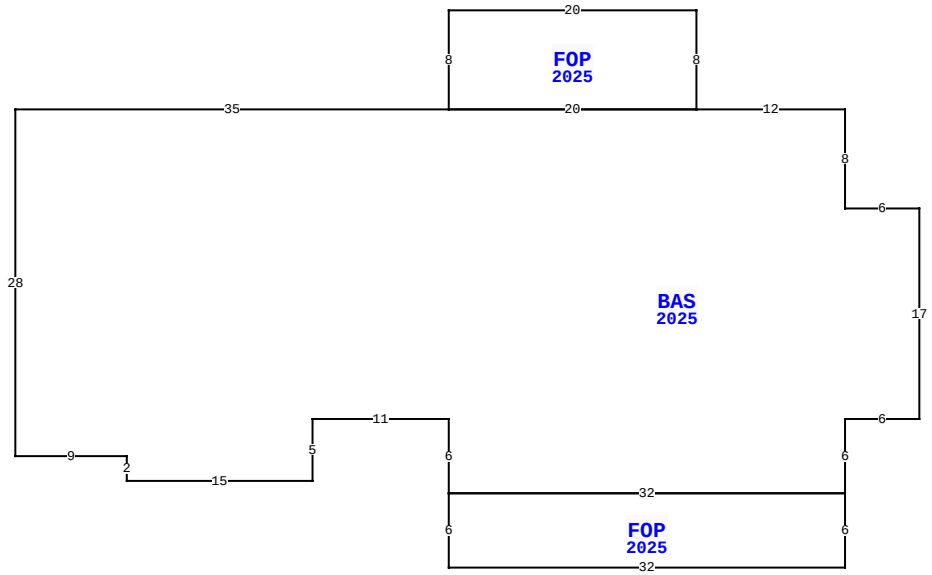
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,071	100	2025	2,071	338,153
FOP	160	30	2025	48	7,837
FOP	192	30	2025	58	9,470
TOTALS	2,423			2,177	355,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,177	103.3410	163.28	355,461	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2071 HX Base Yr 2025



19269 CONNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		355,461
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		439,461
SOH/AGL Deduction		0
ASSESSED VALUE		439,461
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		388,739
TOTAL JUST VALUE		439,461
NCON VALUE		355,461
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004447	NEW METAL BUILDIN	61,566	04/25/2025
CO240009589	PRIVATE PROVIDER	354,235	08/19/2024
B230014063		354,235	11/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/398	2/28/2023	WD	U	V	11	100
GRANTOR: MILLER BRANDON R & RH						
GRANTEE: SHEPPERD ROBERT S &						
2622/1040	2/28/2023	WD	Q	V	01	70,000
GRANTOR: MILLER BRANDON R & RH						
GRANTEE: SHEPPERD ROBERT S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=138,0] W12 W20 W35 S28 E9 S2 E15 N5 E11 S6 E32 N6 E6 N17 W6 N8 $
FOP=[YR=2025;ORIG=106,-8] E20 S8 W20 N8 $
FOP=[YR=2025;ORIG=106,31] E32 S6 W32 N6 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	4.00	AC		1.00	1.00	0.70	30,000.00	21,000.00	84,000							

REVIEW DATE 07/02/2025 BY WW Total Acres: 4.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/30/2025 BY SYS