PT GOVT LOT 2 OF SEC 27-2N-23E
IN OR 343/360 & OR 834/1975 &
OR 2193/932 (EX OR 2209/21 &

CONNER MICHAEL E
19783 GRANNY LN
HILLIARD, FL 32046

2025

27-2N-23-0000-0003-0060

NASSAU COUNTY PROPERTY

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 100
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

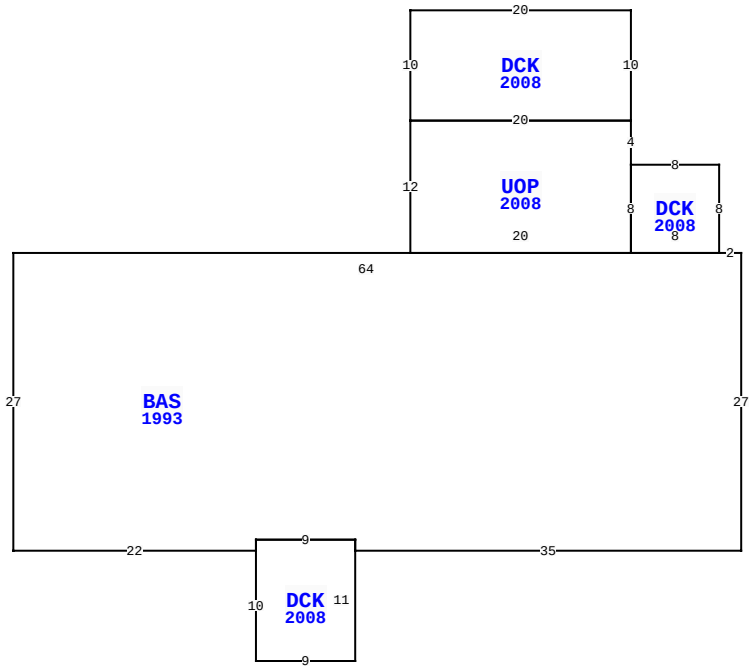
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100	1993	1,773	50,211
DCK	64	15	2008	10	283
DCK	99	15	2008	15	425
DCK	200	15	2008	30	850
UOP	240	25	2008	60	1,699
TOTALS	2,376			1,888	53,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,888	118.0000	94.40	178,227	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1773 HX Base Yr 1981



19783 GRANNY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/29/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		53,468
TOTAL MARKET OB/XF VALUE		6,620
TOTAL LAND VALUE - MARKET		221,085
TOTAL MARKET VALUE		109,085
SOH/AGL Deduction		61,847
ASSESSED VALUE		47,238
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,238
TOTAL JUST VALUE		281,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005343	MH MOVE-ON	0	04/06/2022
9054	MH MOVE-ON	30,000	10/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2193/0932	4/17/2018	WD	U	I	11	100
GRANTOR: LOYD ELENORE NADINE &						
GRANTEE: CONNER MICHAEL E						
0834/1975	5/22/1998	QC	U	I	07	100
GRANTOR: CONNER MICHAEL EUGENE						
GRANTEE: CONNER MICHAEL EUGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 DCK=[YR=2008] N8 W8 UOP=[YR=2008] N4 DCK=[YR=2008] N10 W20 S10 E20$ W20 S12 E20 N8$ S8 E8$ W64 S27 E22 DCK=[YR=2008] S10 E9 N11 W9 S1$ N1 E9 S1 E35 N27$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	70	1,400	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1992	1992	3	20	720	
3	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	30.00	100	1985	1985	3	20	768	
4	0680	POLE SHED	0	100	10	24	240.00	SF	10.00	10.00	100	1992	1992	3	20	480	
5	0680	POLE SHED	0	100	6	24	144.00	SF	10.00	10.00	100	1992	1992	3	20	288	
6	0680	POLE SHED	0	100	10	24	240.00	SF	10.00	10.00	100	1985	1985	3	20	480	
7	0811	CONCRETE B	0	100	14	65	910.00	SF	3.90	3.90	100	1996	1996	3	70	2,484	

LAND DESCRIPTION

TOTAL OB/XF 6,620

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	3.03	AC		1.00	1.00	1.00	390.00	390.00	1,182							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	525.00	525.00	2,625							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	190.00	190.00	190							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.03	AC		1.00	1.00	1.00	19,500.00	19,500.00	176,085							

REVIEW DATE 09/15/2022 BY WW Total Acres: 10.03 Total Land Value: 48,997 Market: 176,085 Agricultural: 3,997 Common: 45,000 PRINTED 07/30/2025 BY SYS