

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

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

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall		20	FACE BRICK 100		0900	01	1,834	111.3400	146.97	269,543	1995	1995		0	0	21.75	78.25	VALUATION BY					STANDARD																				
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2023												Heated Area: 1392					HX Base Yr 2023					Tax Group: 6																
Roof Cover		03	COMP SHNGL 100														Tax Dist:					210,917					BUILDING MARKET VALUE																
Interior Wall		05	DRYWALL 100																			9,908					TOTAL MARKET OB/XF VALUE																
Interior Floo		08	SHT VINYL 60																			88,200					TOTAL LAND VALUE - MARKET																
Interior Floo		11	CLAY TILE 40																			309,025					TOTAL MARKET VALUE																
Air Condition		03	CENTRAL 100																			30,164					SOH/AGL Deduction																
Heating Type		04	AIR DUCTED 100																			278,861					ASSESSED VALUE																
Bedrooms			3 100																			50,722					TOTAL EXEMPTION VALUE																
Bathrooms			2 100																			228,139					BASE TAXABLE VALUE																
Frame		02	WOOD FRAME 100																			309,025					TOTAL JUST VALUE																
Stories</																																											