



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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	01	Quality Level 01
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	1,558	100	2002	1,558	181,416
FGR	676	55	2002	372	43,317
FOP	310	30	2002	93	10,829
FOP	344	30	2002	103	11,993
TOTALS	2,888			2,126	247,554

EXTRA FEATURES					
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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
1	0510	GARAGE WD-	0	0	24	60			1,440.00	SF	35.00	1991	1991	3	20	10,080
2	0811	CONCRETE B	0	0	0	0			528.00	SF	5.20	2003	2003	3	82	2,251
3	0510	GARAGE WD-	0	0	25	12			300.00	SF	35.00	2025	2022		95	9,975

LAND DESCRIPTION															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	0	0005	OR	0.00	0.00	2.04	AC		1.00	1.00	1.00	35,000.00

REVIEW DATE	03/31/2020	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,126	99.2250	130.98	278,463	2002	2002	0	0	11.10	88.90
1 SNGL FAM - 0% - 0											
Heated Area: 1558 HX Base Yr											
19724 KENNY CONNER RD, HILLIARD											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025
INC DATE		AG DATE	MLU

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TOTAL OB/XF															
22,306															

Total Acres:	2.04	Total Land Value:	71,400	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	247,554		
TOTAL MARKET OB/XF VALUE	22,306		
TOTAL LAND VALUE - MARKET	71,400		
TOTAL MARKET VALUE	341,260		
SOH/AGL Deduction	3,936		
ASSESSED VALUE	337,324		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	337,324		
TOTAL JUST VALUE	341,260		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	309,349		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E018684	NEW CONSTR	0	12/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1949/1881	11/21/2014	WD	Q	I	02	230,000	
GRANTOR: THOMAS MICHAEL J & AM							
GRANTEE: FRAATZ CHARLES W &							
0999/0113	7/24/2001	WD	U	I	07	100	
GRANTOR: SCAFF DONNA L							
GRANTEE: THOMAS MICHAEL & AM							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2002] W26 FOP=[YR=2002] N8 W31 S8 FGR=[YR=2002] W26 S26 E26 N26\$ S2 E31 N2\$ S2 W31 S20 E3 S1E6 N1 E3 S8 E1 FOP=[YR=2002] S8 E43 N8 W43 \$ E44 N30 \$.															