PT GOVT LOT 1 OF SEC 27-2N-23E
IN OR 2126/1290

LEE GARY W JR & DARLA D
19832 KENNY CONNER RD
HILLIARD, FL 32046

2025

27-2N-23-0000-0005-0110

BUILDING CHARACTERISTICS

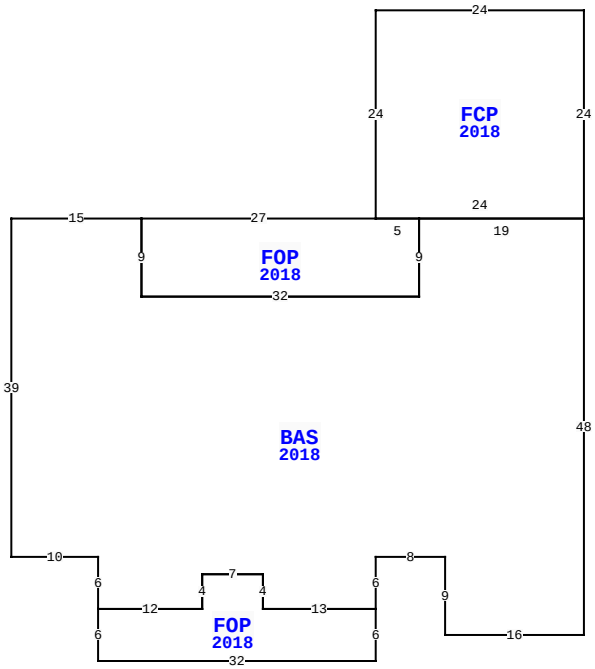
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,594	100	2018	2,594	355,548
FCP	576	25	2018	144	19,738
FOP	220	30	2018	66	9,046
FOP	288	30	2018	86	11,788
TOTALS	3,678			2,890	396,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,890	106.5020	140.58	406,276	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 2594 HX Base Yr 2019



19832 KENNY 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		396,119
TOTAL MARKET OB/XF VALUE		51,108
TOTAL LAND VALUE - MARKET		105,900
TOTAL MARKET VALUE		553,127
SOH/AGL Deduction		193,028
ASSESSED VALUE		360,099
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		309,377
TOTAL JUST VALUE		553,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006990	SWIM POOL	35,000	06/28/2019
18004309	CO ISSUED	0	04/30/2018
17005771	NEW CONSTR	319,035	09/19/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2126/1290	6/09/2017	QC	U	V	11	100

GRANTOR: LEE GARY W SR & PATRI

GRANTEE: LEE GARY W JR & DAR

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2018] W24 S24 FOP=[YR=2018] W27 BAS=[YR=2018] W15 S39 E10 S6 FOP=[YR=2018] S6 E32 N6 W13 N4 W7 S4 W12$ E12 N4 E7 S4 E13 N6 E8 S9 E16 N48 W19 S9 W32 N9$ S9 E32 N9 W5$ E24 N24$.

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	0861	POOL GUNIT	0	100	0	0	500.00	SF	85.00	85.00	100	2019	2019	3	87	36,975	
2	0855	CONC PAVER	0	100	0	0	1,076.00	SF	10.00	10.00	100	2019	2019	3	97	10,437	
3	0462	ST/AL FNC	0	100	90	4	360.00	SF	10.00	10.00	100	2019	2019	3	87	3,132	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 51,108

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	000100	C	RES	100		OR	0.00	0.00	3.53	AC		1.00	1.00	1.00	30,000.00	30,000.00	105,900							

REVIEW DATE 06/05/2024 BY WWX Total Acres: 3.53 Total Land Value: 105,900 Market: 0 Agricultural: 0 Common: 105,900 PRINTED 07/30/2025 BY SYS