

SCAFF CHARLES R & DONNA L
19700 KENNY CONNER ROAD
HILLIARD, FL 32046-5420

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	6								
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	10	ABOVE AVG 100		0100			2,248	112.0140	112.01	251,798	1992	1992	0	0	0	15.00	85.00	VALUATION BY					STANDARD																
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 0												Heated Area: 1985					HX Base Yr 1993																		
Roof Cover	12	MODULAR MT 100		FOP 1993 BAS 1993 FUS 1993																																			
Interior Wall	05	DRYWALL 100																																					
Interior Floor	14	CARPET 90																																					
Interior Floor	11	CLAY TILE 10																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		4 100																																					
Bathrooms		3 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.5	1.5 100																																					
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	1,700	100	1993	1,700	161,854																																		
FOP	876	30	1993	263	25,040																																		
FUS	285	100	1993	285	27,135																																		
TOTALS		2,861			2,248	214,028																																	
EXTRA FEATURES					19700 KENNY CONNER RD, HILLIARD															BLD DATE					LGL DATE					05/07/2025					MLU				
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450																								
2	0510	GARAGE WD-	0 100	30	24	720.00	SF	35.00	35.00	100	1999	1999	3	26	6,552																								
3	0810	CONCRETE A	0 100	26	8	208.00	SF	6.50	6.50	100	1993	1993	3	64	865																								
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