PT OF NE1/4 OF SW1/4
IN OR 2629/901

STARLING ALICE E L/E/
19564 KENNY CONNER ROAD
HILLIARD, FL 32046

2025

27-2N-23-0000-0006-0120

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 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

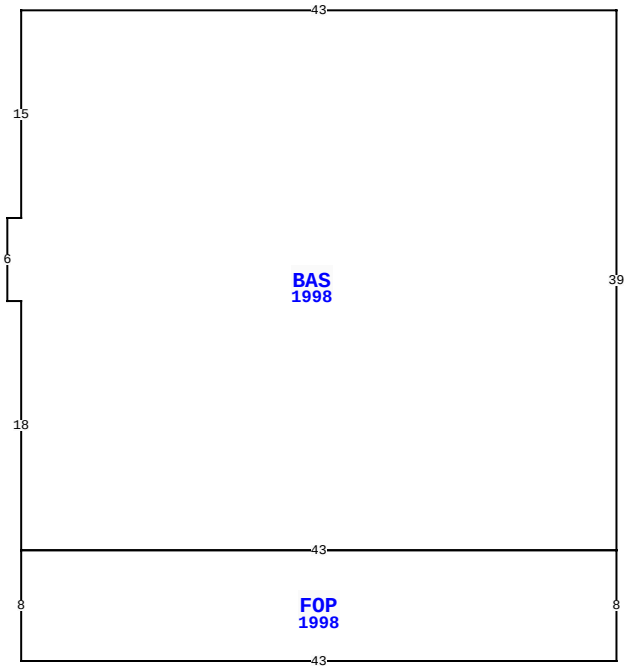
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,683	100	1998	1,683	160,112
FOP	344	30	1998	103	9,799
TOTALS	2,027			1,786	169,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,786	106.0000	106.00	189,316	1998	2003	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2003 Heated Area: 1683 HX Base Yr 2003



19564 KENNY CONNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		169,911
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		95,400
TOTAL MARKET VALUE		268,111
SOH/AGL Deduction		144,566
ASSESSED VALUE		123,545
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		67,823
TOTAL JUST VALUE		268,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615541	REPAIR/RRF	8,100	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2629/901	2/20/2023	QC	U	I	11	100
GRANTOR: STARLING ALICE E						
GRANTEE: STARLING CHRISTOPHE						
1104/1754	1/02/2003	WD	Q	I	05	130,000
GRANTOR: TAYLOR BEAN & WHITAKE						
GRANTEE: STARLING FRANKLIN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W43 S15 W1 S6 E1 S18 FOP=[YR=1998] S8 E43 N8 W43$ E43 N39 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	0005	OR	0.00	0.00	3.18	AC		1.00	1.00	1.00	30,000.00	30,000.00	95,400							

REVIEW DATE 03/01/2024 BY KBA Total Acres: 3.18 Total Land Value: 95,400 Market: 0 Agricultural: 0 Common: 95,400 PRINTED 07/30/2025 BY SYS