LOT 5 (EX OR 2452/1957)
MILLS CREEK FARMS OR 2223/225

KING AMANDA J
19700 KENNY CONNER ROAD
HILLIARD, FL 32046

2025

27-2N-23-1303-0005-0000

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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

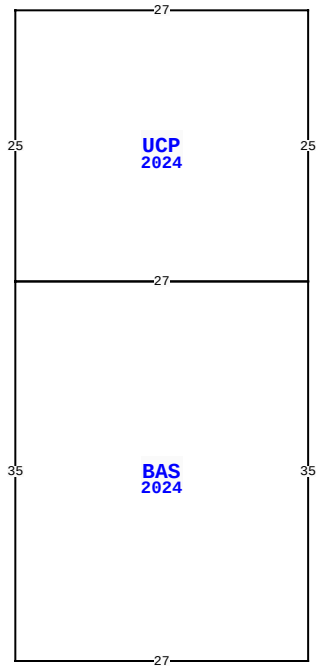
DOR CODE	5100	CROPLAND CLASS 1	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	945	100	2024	945	21,799
UCP	675	20	2024	135	3,115
TOTALS	1,620			1,080	24,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,080	62.9640	23.30	25,164	2023	2023	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2024 Heated Area: 945 HX Base Yr



KENNY CONNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	24,912
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	102,600
TOTAL MARKET VALUE	26,194
SOH/AGL Deduction	0
ASSESSED VALUE	26,194
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,194
TOTAL JUST VALUE	127,512
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000927	GARAGE	0	01/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2239/0948	11/21/2018	WD	Q	V	05	100,000

GRANTOR: OCEANS EIGHT CREATIVE

GRANTEE: KING AMANDA J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=100,25] W27 S35 E27 N35 $
UCP=[YR=2024;ORIG=100,25] W27 N25 E27 S25 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005100	A	CROPLAND1	0		OR	0.00	0.00	3.42	AC		1.00	1.00	1.00	375.00	375.00	1,282							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.42	AC		1.00	1.00	1.00	30,000.00	30,000.00	102,600							

REVIEW DATE 06/27/2023 BY WW Total Acres: 3.42 Total Land Value: 1,282 Market: 102,600 Agricultural: 1,282 Common: 0 PRINTED 07/30/2025 BY SYS