PT SE1/4 SEC 27-2N-23E
IN OR 2695/1390
ESMT IN OR 2733/1408

ATKINS DREW HORNER & NICHOLE BREANNE
19378 CONNER RD
HILLIARD, FL 32046

**2026**

**27-2N-23-0000-0001-0320**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Interior Floo | 01 | NONE 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Quality | 01 | Quality Level 01 |

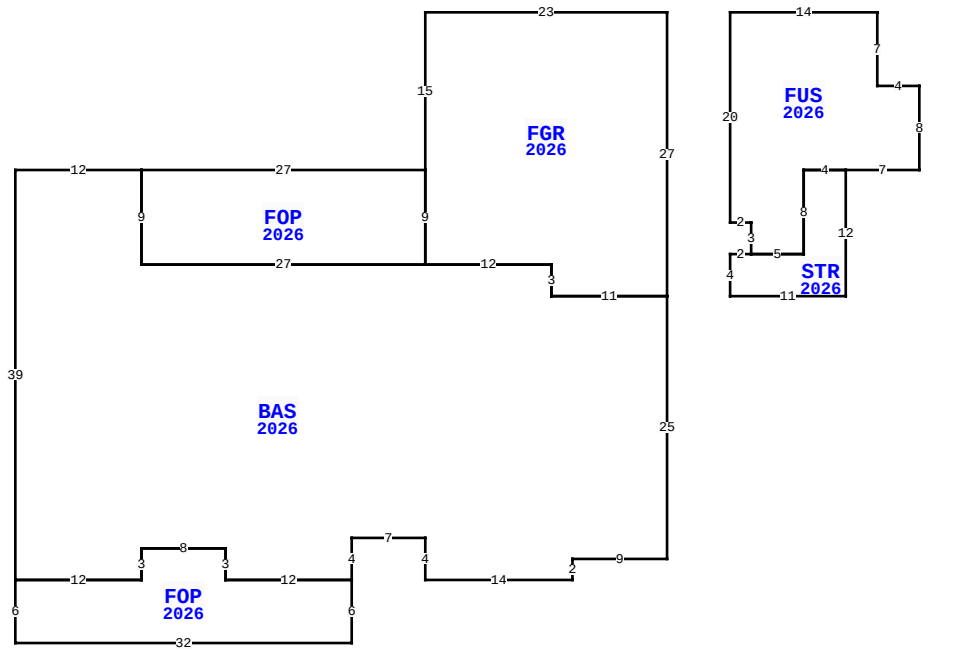
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,865 | 100 | 2026 | 1,865 | 299,575 |
| FGR | 585 | 55 | 2026 | 322 | 51,723 |
| FOP | 216 | 30 | 2026 | 65 | 10,441 |
| FOP | 243 | 30 | 2026 | 73 | 11,726 |
| FUS | 292 | 100 | 2026 | 292 | 46,904 |
| STR | 76 | 10 | 2026 | 8 | 1,285 |
| TOTALS | 3,277 | | | 2,625 | 421,654 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,625 | 96.7680 | 160.63 | 421,654 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SFR CUST 100% - 2026 Heated Area: 2157 HX Base Yr 2026




19378 CONNER RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 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 | | 421,654 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 84,000 |
| TOTAL MARKET VALUE | | 505,654 |
| SOH/AGL Deduction | | 131,116 |
| ASSESSED VALUE | | 374,538 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 323,127 |
| TOTAL JUST VALUE | | 505,654 |
| NCON VALUE | | 425,154 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 90,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240009258 | NEW SFR | 395,046 | 08/08/2024 |
| CO250006623 | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2695/1390 | 2/12/2024 | QC | U | V | 11 | 5,000 |

GRANTOR: RISTER ANTHONY WAYNE
GRANTEE: ATKINS DREW HORNER

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=82,23] W11 N3 W12 W27 N9 W12 S39 E12 N3 E8 S3 E12 N4 E7 S4 E14 N2 E9 N25 $
FUS=[YR=2026;ORIG=88,-4] E14 S7 E4 S8 W7 W4 S8 W5 N3 W2 N20 $
STR=[YR=2026;ORIG=88,19] E2 E5 N8 E4 S12 W11 N4 $
FOP=[YR=2026;ORIG=20,50] E12 N3 E8 S3 E12 S6 W32 N6 $
FOP=[YR=2026;ORIG=32,11] E27 S9 W27 N9 $
FGR=[YR=2026;ORIG=59,-4] S15 S9 E12 S3 E11 N27 W23 $
.

## 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 | 000100 | C | RES | 100 | | OR | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 28,000.00 | 28,000.00 | 84,000 | | | | | | | |

REVIEW DATE 06/03/2025 BY WW Total Acres: 3.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/09/2026 BY SYS