PT OF NE1/4 OF SW1/4
IN OR 2831/1497

SMITH MICHAEL P
19616 KENNY CONNER ROAD
HILLIARD, FL 32046

2026

27-2N-23-0000-0006-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

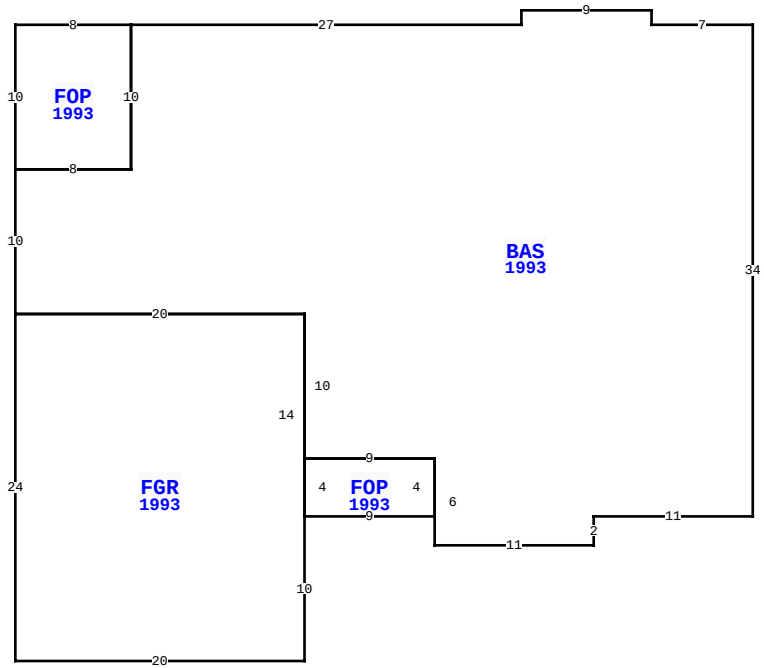
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,369	100	1993	1,369	153,000
FGR	480	55	1993	264	29,505
FOP	36	30	1993	11	1,230
FOP	80	30	1993	24	2,682
TOTALS	1,965			1,668	186,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,668	106.7800	148.42	247,565	1991	1991	0	0	0	24.70	75.30

1 SNGL FAM 0% - 2026 Heated Area: 1369 HX Base Yr



19616 KENNY CONNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	186,416
TOTAL MARKET OB/XF VALUE	13,222
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	304,638
SOH/AGL Deduction	0
ASSESSED VALUE	304,638
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	304,638
TOTAL JUST VALUE	304,638
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210346	GARAGE	37,152	10/01/2002
6863	NEW CONSTR	57,191	11/27/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2831/1497	11/25/2025	WD	Q	I	01	406,000
GRANTOR: INGRAM JOSEPH TYLER &						
GRANTEE: SMITH MICHAEL P						
2664/1110	8/31/2023	WD	Q	I	01	360,000
GRANTOR: BROWN PHILIP E JR						
GRANTEE: INGRAM JOSEPH TYLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N1 W9 S1 W27 FOP=[YR=1993] W8 S10 E8 N10$ S10 W8 S10 FGR=[YR=1993] S24 E20 N10 FOP=[YR=1993] E9 N4 W9 S4$ N14 W20$ E20 S10 E9 S6 E11 N2 E11 N34$.

EXTRA FEATURES

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	
3	0200	BARN WD 0-	0	0	40	26	1,040.00	SF	20.00	20.00	100	2008	2008	3	44	9,152	
4	0680	POLE SHED	0	0	20	20	400.00	SF	10.00	10.00	100	2008	2008		44	1,760	

LAND DESCRIPTION

TOTAL OB/XF 13,222

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000							

REVIEW DATE 05/13/2026 BY WWA Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS