

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

KING AMANDA J
19700 KENNY CONNER ROAD
HILLIARD, FL 32046

2026

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



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
Exterior Wall	31	HARDIE BRD 100	6500	01	1,080	TOT ADJ PTS	65.8260	EFF. BASE RATE	25.67	REPL. COST NEW	27,724	AYB	2023	EYB	2023	ECON	0	FNCT	0	NORM	2.00	% COND	98.00									
Roof Structur	03	GABLE/HIP 100	1 GARAGE RES 0% - 2024										Heated Area: 945										HX Base Yr									
Roof Cover	12	MODULAR MT 100	27 25 UCP 2024 25 27 35 BAS 2024 35 27																													
Interior Wall	07	NONE 100																														
Interior Floo	03	CONC FINSH 100																														
Frame	02	WOOD FRAME 100																														
Stories	1.	1. 100																														
Units		0 100																														
Quality		06																					Quality Level 06									
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	23,773																											
UCP	675	20	2024	135	3,396																											
TOTALS		1,620		1,080	27,170																											
EXTRA FEATURES										KENNY CONNER RD, HILLIARD										BLD DATE XF DATE INC DATE												
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	LGL DATE LAND DATE AG DATE															
																05/07/2026 MLU																
																11/04/2024 KBA																
LAND DESCRIPTION										TOTAL OB/XF 0										BUILDING NOTES												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	28,000.00	28,000.00	95,760															
REVIEW DATE 06/27/2023 BY WW Total Acres: 3.42 Total Land Value: 1,282 Market: 95,760 Agricultural: 1,282 Common: 0 PRINTED 07/09/2026 BY SYS																																