

E1/2 OF NW1/4 OF NW1/4 & NE1/4
OF NW1/4 OF SEC 3-1N-23E
BEING ONLY PT LYING WEST OF

HODGES DOUGLAS H JR & EMMA L/E/
17744 CONNER RD
HILLIARD, FL 32046

2023

03-1N-23-0000-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	20	FACE BRICK 100	0100	01	3,576	95.4000	86.10	307,894	1979	1984	0	0	26.90	73.10	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 2928 HX Base Yr													
Roof Cover	12	MODULAR MT 100														Tax Group: 6 Tax Dist:													
Interior Wall	04	PLYWOOD 50														BUILDING MARKET VALUE 225,071													
Interior Wall	05	DRYWALL 50														TOTAL MARKET OB/XF VALUE 9,354													
Interior Floo	14	CARPET 90														TOTAL LAND VALUE - MARKET 436,000													
Interior Floo	08	SHT VINYL 10														TOTAL MARKET VALUE 277,185													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 42,257													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 234,928													
Bedrooms	3	100														TOTAL EXEMPTION VALUE 0													
Bathrooms	2	100														BASE TAXABLE VALUE 234,928													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 670,425													
Stories	1.	1. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
BUD8 Adjustme	06	DIST 1D 100	PREVIOUS YEAR MKT VALUE 218,355																										
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
DOR CODE			5000IMPROVED AG																										
MAP NUM			MKT AREA												09														
NEIGHBORHOOD/LOC			9001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,628	100	2,628	165,404																									
BAS	300	100	300	18,882																									
FGR	756	55	416	26,183																									
FOP	216	30	65	4,091																									
FST	224	55	123	7,741																									
UOP	102	20	20	1,259																									
UOP	120	20	24	1,510																									
TOTALS			4,346		3,576	225,071																							
EXTRA FEATURES			18122 CONNER RD, HILLIARD																										
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												
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	46.5	1,628													
3	0510	GARAGE WD-	0	0	32	18	576.00	SF	26.25	26.25	100	1997	1997	3	26	3,931													
4	0680	POLE SHED	0	0	32	18	576.00	SF	10.00	10.00	100	1997	1997	3	26	1,498													
5	0681	POLE SHED	0	0	24	22	528.00	SF	15.00	15.00	100	2000	2000	3	29	2,297													
TOTAL OB/XF 9,354																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000												
2	005100	A	CROPLAND1	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	440.00	440.00	2,640												
3	006005	A	PAST/GRAZE	0			0.00	0.00	23.00	AC		1.00	1.00	1.00	440.00	440.00	10,120												
4	009910	M	MKT. VAL. AG	0			0.00	0.00	29.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	406,000												
REVIEW DATE 05/31/2022 BY TW Total Acres: 30.00 Total Land Value: 42,760 Market: 406,000 Agricultural: 12,760 Common: 30,000 PRINTED 08/02/2023 BY SYS																													

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2626/122	3/17/2023	QC	U	I	11	100			
GRANTOR: HODGES DOUGLAS J JR F									
GRANTEE: CROSBY SABRINA K &									
2129/1918	6/27/2017	WD	U	I	11	100			
GRANTOR: HODGES DORIS EVELYN									
GRANTEE: HODGES DOUGLAS H JR									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS1993= W25 N15 W40 BAS2009= N12 W25 UOP2009= W10 S12 FST1993= W18 S8 FGR1993= S27 E28 FOP1993= E36 N6 W36 S6 \$ N27 W28 \$ E28 N8 W10 \$ E10 N12 \$ S12 E25 \$ W25 S29 E36 S6 E31 S3 E23 N2 UOP2009= E6 N17 W6 S17 \$ N21 \$.									