PT SW1/4 OF SEC 3-1N-23E
IN OR 2541/511

CUTTINO MARION L
17430 CONNER RD
HILLIARD, FL 32046

2023

03-1N-23-0000-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

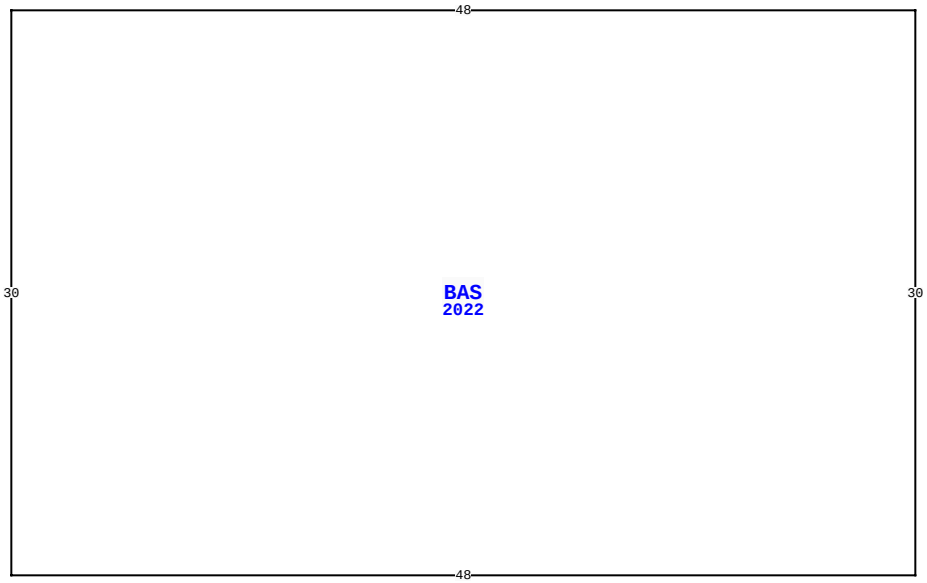
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	35,811
TOTALS	1,440		1,440	35,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,440	71.7600	25.12	36,173	2022	2022	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2023 Heated Area: 1440 HX Base Yr



17430 CONNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	35,811
TOTAL MARKET OB/XF VALUE	14,374
TOTAL LAND VALUE - MARKET	58,200
TOTAL MARKET VALUE	108,385
SOH/AGL Deduction	0
ASSESSED VALUE	108,385
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,385
TOTAL JUST VALUE	108,385
NCON VALUE	50,185
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008073	GARAGE	21,758	05/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2541/0511	2/03/2022	WD	Q	V	01	45,000
GRANTOR: HODGES DOUGLAS & EMMA						
GRANTEE: CUTTINO MARION L						
2115/1134	4/18/2017	WD	U	I	11	100
GRANTOR: HODGES DOUGLAS J JR						
GRANTEE: HODGES DOUGLAS J JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W48 S30 E48 N30$.

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
1	0810	CONCRETE A	0	0	0	0	380.00	SF	6.50	6.50	100	2022	2022	3	100	2,470	
2	0476	VF 6 SBPL	0	0	0	0	372.00	LF	32.00	32.00	100	2022	2022	3	100	11,904	

LAND DESCRIPTION

TOTAL OB/XF 14,374

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	000115	C	SFR ACRES	0		OR			1.94	AC		1.00	1.00	1.00	30,000.00	30,000.00	58,200							

REVIEW DATE 09/15/2022 BY WW Total Acres: 1.94 Total Land Value: 58,200 Market: 0 Agricultural: 0 Common: 58,200 PRINTED 08/02/2023 BY SYS