PT SE1/4 OF NW1/4 &
PT SW1/4 OF SEC 3-1N-23E
IN OR 2069/24, OR 2427/1264

HODGES CECIL N & DOROTHY M/
17699 CONNER RD
HILLIARD, FL 32046

2024

03-1N-23-0000-0006-0010

BUILDING CHARACTERISTICS

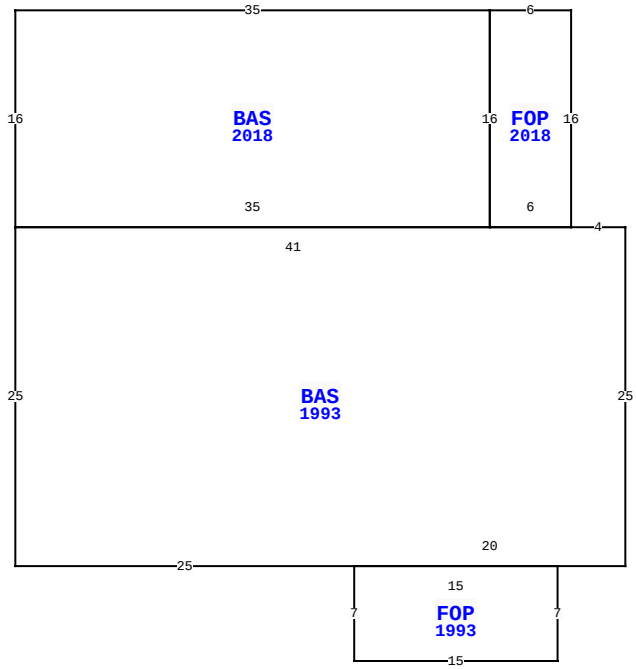
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED 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	1,125	100	1,125	109,192
BAS	560	100	560	54,354
FOP	105	30	32	3,106
FOP	96	30	29	2,815
TOTALS	1,886		1,746	169,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,746	118.8000	112.86	197,054	1982	1994	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1685 HX Base Yr 2017



17699 CONNER RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		169,466
TOTAL MARKET OB/XF VALUE		16,481
TOTAL LAND VALUE - MARKET		233,200
TOTAL MARKET VALUE		262,005
SOH/AGL Deduction		86,422
ASSESSED VALUE		175,583
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,583
TOTAL JUST VALUE		419,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007282	ADDITION	35,000	11/20/2017
17007284	REPAIR/RRF	5,000	11/16/2017
M961463	H/AC	0	01/01/1996
8658	MH MOVE-ON	500	08/29/1991
7130	ADDITION	10,080	04/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2427/1270	1/12/2021	QC	U	I	11	100
GRANTOR: HODGES DOUGLAS J FAMI						
GRANTEE: HODGES CECIL N & DO						
2427/1264	1/12/2021	QC	U	V	11	100
GRANTOR: MR DOUGLAS J HODGES F						
GRANTEE: HODGES CECIL N & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 FOP=[YR=2018] N16 W6 BAS=[YR=2018] W35 S16 E35 N16$ S16 E6$ W41 S25 E25 FOP=[YR=1993] S7 E15 N7 W15$ E20 N25$.

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	0940	SHEDS/PORT	0	100	16	31	496.00	SF	30.00	30.00	100	1982	1982	3	20	2,976	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1994	1994	3	20	579	
3	0681	POLE SHED	0	100	34	13	442.00	SF	15.00	15.00	100	1996	1996	3	24	1,591	
4	0680	POLE SHED	0	100	20	17	340.00	SF	10.00	10.00	100	2001	2001	3	29	986	
5	0680	POLE SHED	0	100	15	9	135.00	SF	10.00	10.00	100	1996	1996	3	24	324	
6	0810	CONCRETE A	0	100	0	0	375.00	SF	6.50	6.50	100	2000	2000	3	79	1,926	
7	0810	CONCRETE A	0	100	0	0	465.00	SF	6.50	6.50	100	2003	2003	3	83	2,509	
8	0681	POLE SHED	0	100	10	12	120.00	SF	15.00	15.00	100	2003	2003	3	32	576	
9	0510	GARAGE WD-	0	100	30	18	540.00	SF	28.00	28.00	100	2003	2003	3	32	4,838	
10	1242	WD DECK A	0	100	12	7	84.00	SF	10.00	10.00	100	2003	2003	3	21	176	

TOTAL OB/XF 16,481

LAND DESCRIPTION

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	2.39	AC		1.00	1.00	1.00	30,000.00	30,000.00	71,700							
2	005100	A	CROPLAND1	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	375.00	375.00	750							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	555.00	555.00	3,608							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.50	AC		1.00	1.00	1.00	19,000.00	19,000.00	161,500							

REVIEW DATE 01/20/2023 BY WWA Total Acres: 10.89 Total Land Value: 76,058 Market: 161,500 Agricultural: 4,358 Common: 71,700 PRINTED 08/06/2024 BY SYS