PT OF GOVT LOTS 1,2,5,6 & 8 OF
SEC 4-1N-23E IN OR 2315/1633
(EX PT IN OR 1891/719)

BOYD JOSEPH E & BRIDGET H
17708 DRAGGLE LANE
HILLIARD, FL 32046

2024

04-1N-23-0000-0002-0050

BUILDING CHARACTERISTICS

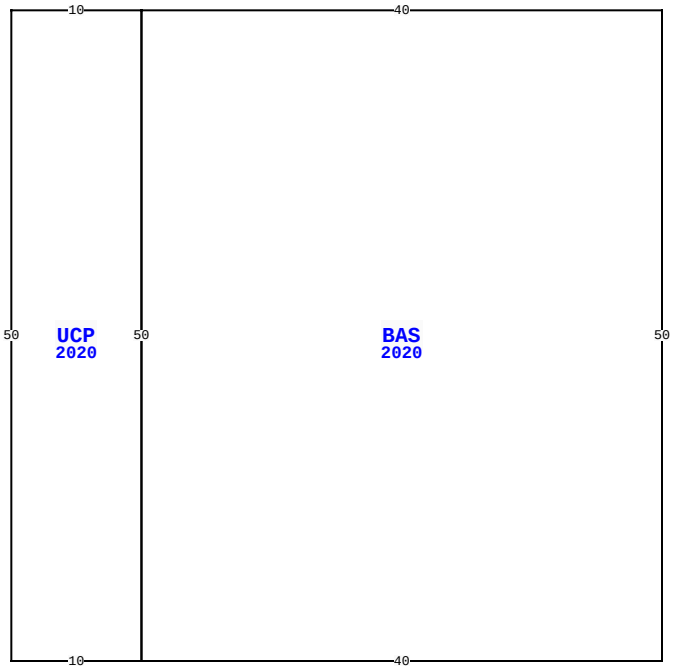
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 50
Interior Floo	08	SHT VINYL 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5501	TIMBER 2-2 SI 80-89
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2,000	62,745
UCP	500	20	100	3,137
TOTALS	2,500		2,100	65,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	2,100	63.7000	31.85	66,885	2020	2020	0	0	0	1.50	98.50

1 ACCESORY U – 0% - 0 Heated Area: 2000 HX Base Yr



17708 DRAGGLE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	65,882
TOTAL MARKET OB/XF VALUE	19,290
TOTAL LAND VALUE - MARKET	546,000
TOTAL MARKET VALUE	259,697
SOH/AGL Deduction	113,923
ASSESSED VALUE	145,774
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,774
TOTAL JUST VALUE	631,172
NCON VALUE	19,290
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	608,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008468	GARAGE	0	09/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2315/1633	10/31/2019	WD	Q	V	01	250,000
GRANTOR: HODGES ALAN F & JOYCE						
GRANTEE: BOYD JOSEPH E & BRI						
2315/1629	10/17/2019	WD	U	V	11	100
GRANTOR: COLLIER LARRY D & DEB						
GRANTEE: HODGES ALAN F & JOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 UCP=[YR=2020] W10 S50 E10 N50$ S50 E40 N50$.

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2020		100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2020		100	6,000	
3	0351	CARPORT MT	0	0	45	18	810.00	SF	10.00	10.00	100	2021	2020		90	7,290	

LAND DESCRIPTION

TOTAL OB/XF 19,290

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	000000	C	VAC RES	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	150,000							
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	45.00	AC		1.00	1.00	1.00	545.00	545.00	24,525							
3	009910	M	MKT.VAL.AG	0	0007	OR	0.00	0.00	45.00	AC		1.00	1.00	1.10	8,000.00	8,800.00	396,000							

REVIEW DATE 07/10/2024 BY WWA Total Acres: 50.00 Total Land Value: 174,525 Market: 396,000 Agricultural: 24,525 Common: 150,000 PRINTED 08/06/2024 BY SYS