PT S1/2 OF S1/2 OF SW1/4 OF
SEC 34-2N-23E IN OR 46/539
BEING PT OF PARCEL "3" & BEING

HODGES DOUGLAS JR FAMLIY TRUST/DOUGLAS H HODGES TR
17744 CONNER ROAD
HILLIARD, FL 32046

2024

34-2N-23-0000-0010-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

18252 CONNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/07/2018 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	154,000
TOTAL MARKET VALUE	9,280
SOH/AGL Deduction	0
ASSESSED VALUE	9,280
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,280
TOTAL JUST VALUE	156,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2115/1126	4/18/2017	WD	U	I	11	100
GRANTOR: HODGES DOUGLAS J SR T						
GRANTEE: HODGES DOUGLAS J JR						
1822/1548	10/09/2012	QC	U	I	11	100
GRANTOR: HODGES DORIS EVELYN (						
GRANTEE: HODGES DOUGLAS J SR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0370	CHICKEN HS	0	0	250	30	7,500.00	SF	0.40	0.40	100	1965	1965	3	20	1,200	
2	0370	CHICKEN HS	0	0	500	30	15,000.00	SF	0.40	0.40	100	1965	1965	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	006005	A	PAST/GRAZE	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	370.00	370.00	5,550							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	190.00	190.00	1,330							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	154,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 22.00 Total Land Value: 6,880 Market: 154,000 Agricultural: 6,880 Common: 0 PRINTED 08/06/2024 BY SYS