BLOCK 1 PT LOT 5 & PT LOT 6 &
PT UNNUMBERED LOTS NE OF LOTS 5
IN OR 2591/1806(EX OR 2587/96)

CONNER TRACEY M & DANIEL E
171641 HODGES RD
HILLIARD, FL 32046

2024

43-4N-23-2020-0001-0052

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

171641 HODGES RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	17,620
TOTAL LAND VALUE - MARKET	224,980
TOTAL MARKET VALUE	242,600
SOH/AGL Deduction	0
ASSESSED VALUE	242,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,600
TOTAL JUST VALUE	242,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2591/1806	9/14/2022	WD	U	I	11	100
GRANTOR: CONNER VIVIAN						
GRANTEE: CONNER TRACEY M & D						
1813/0130	9/08/2012	WD	U	I	30	100
GRANTOR: WEST MELINDA CONNER &						
GRANTEE: CONNER RANDALL A &						

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	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	1995	1995	3	20	720	
2	0510	GARAGE WD-	0	0	0	0	500.00	SF	35.00	35.00	100	2000	2000	3	28	4,900	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 17,620

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	000001	C	V RS W/XFOB	0	0005	OR	0.00	0.00	16.07	AC		1.00	1.00	1.00	14,000.00	14,000.00	224,980							

REVIEW DATE 10/05/2022 BY WWA Total Acres: 16.07 Total Land Value: 224,980 Market: 0 Agricultural: 0 Common: 224,980 PRINTED 08/06/2024 BY SYS