PT OF NW1/4 & PT OF SW1/4 OF
SEC 3-1N-23E IN OR 2115/1134
(EX ESMT'S IN OR 1524/1250 &

HODGES DOUGLAS J JR FAMILY TRUST/HODGES EMMA D TRU
17744 CONNER RD
HILLIARD, FL 32046-5636

2025

03-1N-23-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

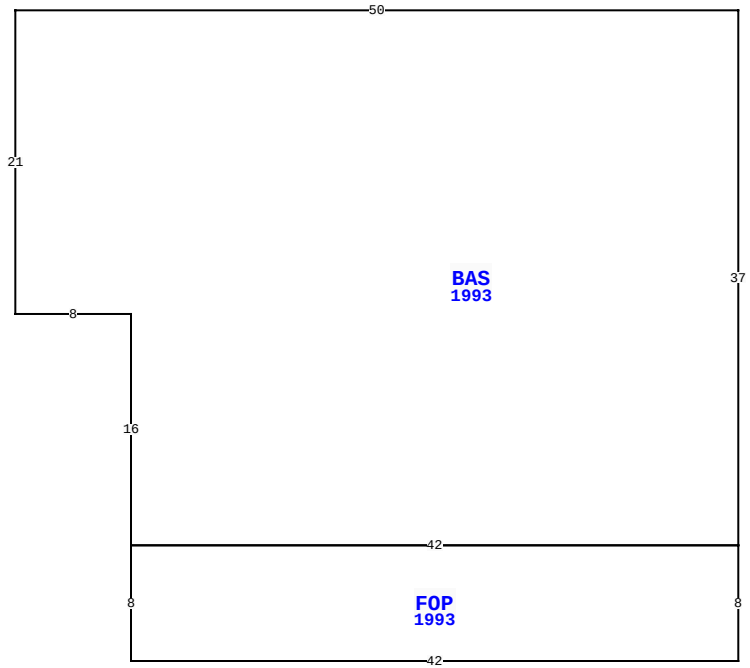
DOR CODE 6000 PASTURELAND 1
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	1993	1,722	133,076
FOP	336	30	1993	101	7,805
TOTALS	2,058			1,823	140,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,823	96.0000	96.00	175,008	1965	1975	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 1986 Heated Area: 1722 HX Base Yr 1986



17744 CONNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	12/08/2023 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		140,881
TOTAL MARKET OB/XF VALUE		3,568
TOTAL LAND VALUE - MARKET		569,200
TOTAL MARKET VALUE		247,515
SOH/AGL Deduction		164,753
ASSESSED VALUE		82,762
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,040
TOTAL JUST VALUE		713,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		637,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2115/1134	4/18/2017	WD	U	I	11	100
GRANTOR: HODGES DOUGLAS J JR						
GRANTEE: HODGES DOUGLAS J JR						
2003/1817	9/14/2015	QC	U	I	11	100
GRANTOR: HODGES DOUGLAS J JR						
GRANTEE: HODGES DOUGLAS J JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S21 E8 S16 FOP=[YR=1993] S8 E42 N8 W42 $ E42 N37 $.

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	100	0	0	196.00	SF	6.50	6.50	100	2000	2000	3	77	981	
2	0510	GARAGE WD-	0	100	24	22	528.00	SF	24.50	24.50	100	1990	1990	3	20	2,587	

LAND DESCRIPTION

TOTAL OB/XF 3,568

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	AGRICULTURAL	100	0005	OR	0.00	0.00	1.60	AC		1.00	1.00	1.00	45,000.00	45,000.00	72,000							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	69.10	AC		1.00	1.00	1.00	370.00	370.00	25,567							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	15.60	AC		1.00	1.00	1.00	225.00	225.00	3,510							
4	005600	A	TIMBER 3 N S	0		OR			5.10	AC		1.00	1.00	1.00	390.00	390.00	1,989							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	90.40	AC		1.00	1.00	1.00	5,500.00	5,500.00	497,200							

REVIEW DATE 12/08/2023 BY DC Total Acres: 91.40 Total Land Value: 103,066 Market: 497,200 Agricultural: 31,066 Common: 72,000 PRINTED 07/30/2025 BY SYS