PT NE1/4 OF SW1/4 OF
SEC 3-1N-23E IN OR 776/1376
{R360242 & R360243}

HICKS BARBARA A
17673 CONNER ROAD
HILLIARD, FL 32046-5635

2025

03-1N-23-0000-0007-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

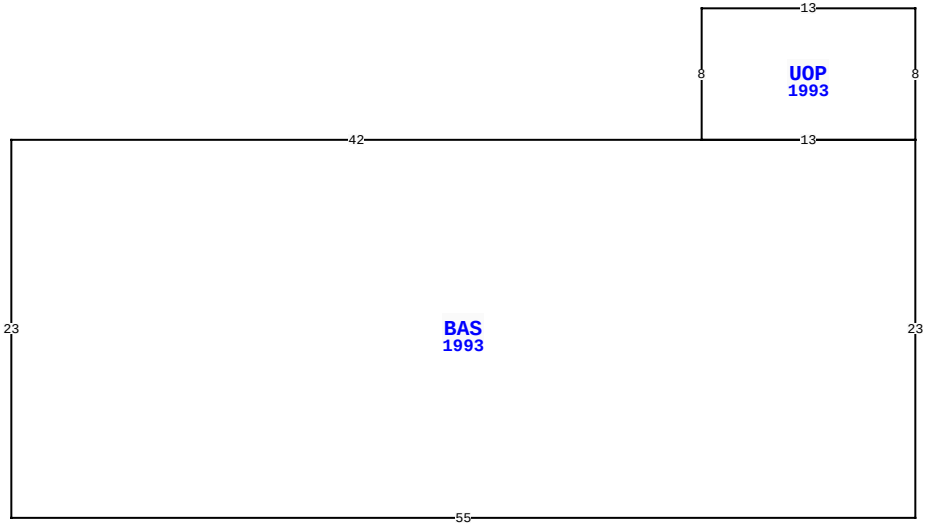
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,265	100	1993	1,265	29,601
UOP	104	25	1993	26	608
TOTALS	1,369			1,291	30,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,291	97.5000	78.00	100,698	1978	1978	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1265 HX Base Yr 1990



17673 CONNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		30,209
TOTAL MARKET OB/XF VALUE		5,221
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		80,430
SOH/AGL Deduction		52,352
ASSESSED VALUE		28,078
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		3,078
TOTAL JUST VALUE		80,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0776/1376	11/12/1996	QC	U	V	07	100
GRANTOR: GREEN CARL & SIPPIE						
GRANTEE: HICKS NOEL & BARBAR						
0279/0407	11/01/1978	QD	U	V		500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W13 S8 BAS=[YR=1993] W42 S23 E55 N23 W13$E 13 N8$.

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	25	8	200.00	SF	13.20	13.20	100	1970	1970	3	20	528	
2	0811	CONCRETE B	0	100	30	17	510.00	SF	5.20	5.20	100	1980	1980	3	30	796	
3	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	1996	1996	3	70	382	
4	0811	CONCRETE B	0	100	0	0	845.00	SF	5.20	5.20	100	2002	2002	3	80	3,515	

LAND DESCRIPTION

TOTAL OB/XF 5,221

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	000100	C	RES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS