PT SW1/4 OF SEC 3-1N-23E
IN OR 2737/1056
ESMT IN OR 2563-44

CUTTINO MARION L L/E/
17430 CONNER RD
HILLIARD, FL 32046

2025

03-1N-23-0000-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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	04	Quality Level 04

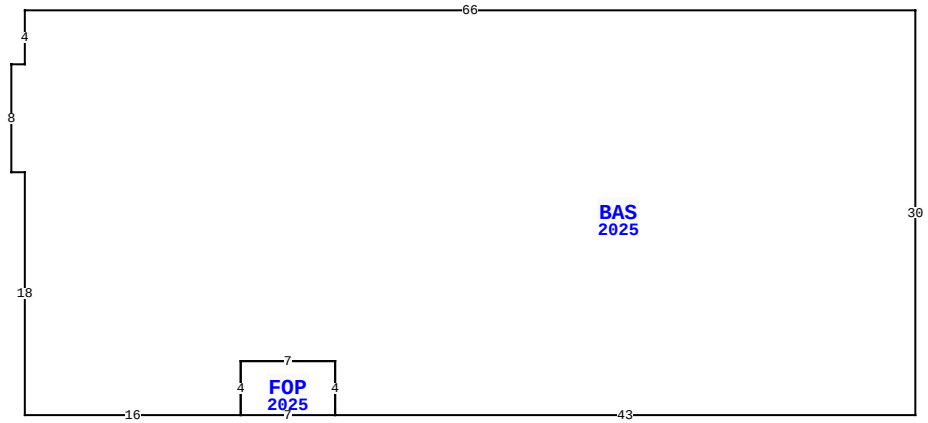
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100	2025	1,960	211,542
FOP	28	30	2025	8	863
TOTALS	1,988			1,968	212,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,968	128.2600	109.02	214,551	2023	2023	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2025 Heated Area: 1960 HX Base Yr 2025



17430 CONNER RD, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		249,872
TOTAL MARKET OB/XF VALUE		14,111
TOTAL LAND VALUE - MARKET		87,300
TOTAL MARKET VALUE		351,283
SOH/AGL Deduction		209,189
ASSESSED VALUE		142,094
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		86,372
TOTAL JUST VALUE		351,283
NCON VALUE		212,405
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006721	NEW DOUBLE WIDE M	0	06/06/2024
MH240003054	NEW DOUBLE WIDE M	0	03/18/2024
22008073	GARAGE	21,758	05/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2737/1056	9/12/2024	LE	U	I	11	100
GRANTOR: CUTTINO MARION L						
GRANTEE: SMITH DONALD L						
2541/0511	2/03/2022	WD	Q	V	01	45,000
GRANTOR: HODGES DOUGLAS & EMMA						
GRANTEE: CUTTINO MARION L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,40] E16 N4 E7 S4 E43 N30 W66 S4 W1 S8 E1 S18 $
FOP=[YR=2025;ORIG=46,36] E7 S4 W7 N4 $
.

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	380.00	SF	6.50	6.50	100	2022	2022	3	99	2,445	
2	0476	VF 6 SBPL	0	100	0	0	372.00	LF	32.00	32.00	100	2022	2022	3	98	11,666	

LAND DESCRIPTION

TOTAL OB/XF 14,111

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		OR			1.94	AC		1.00	1.00	1.00	45,000.00	45,000.00	87,300							

REVIEW DATE 05/02/2024 BY WW Total Acres: 1.94 Total Land Value: 87,300 Market: 0 Agricultural: 0 Common: 87,300 PRINTED 07/30/2025 BY SYS

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ESMT IN OR 2563-44

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2025

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NASSAU COUNTY PROPERTY

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 100
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

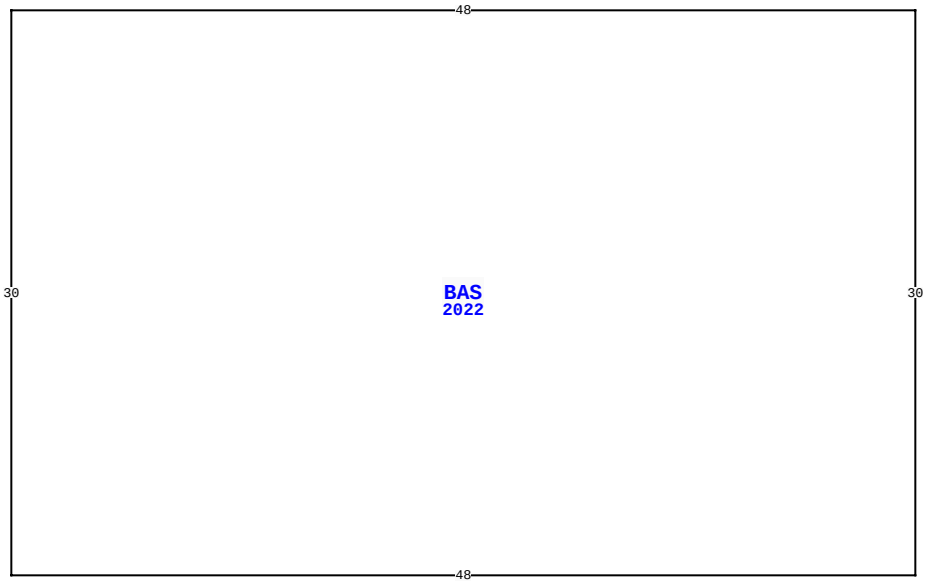
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2022	1,440	37,467
TOTALS	1,440			1,440	37,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,440	71.7600	26.55	38,232	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2025 Heated Area: 1440 HX Base Yr 2025



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2541/0511	2/03/2022	WD	Q	V	01	45,000
GRANTOR: HODGES DOUGLAS & EMMA						
GRANTEE: CUTTINO MARION L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W48 S30 E48 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/02/2024 BY WW Total Acres: 1.94 Total Land Value: 87,300 Market: 0 Agricultural: 0 Common: 87,300 PRINTED 07/30/2025 BY SYS