PT OF SE1/4 OF NE1/4
IN OR 2793/474

CONNER GRISCELDA M
17561 HODGES RD
HILLIARD, FL 32046

2025

22-4N-23-0000-0003-0230

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	14	CARPET 100
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

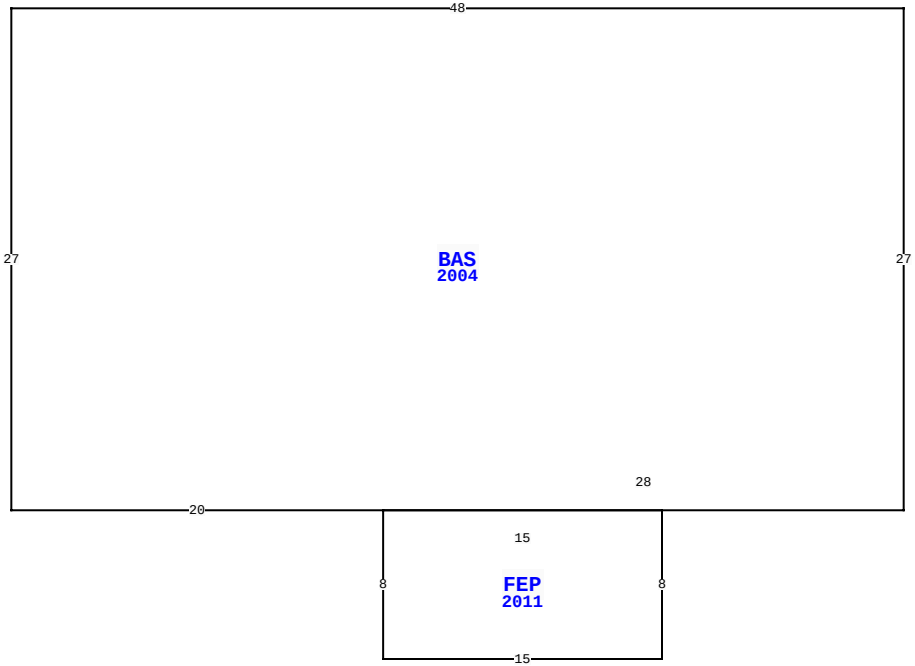
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2004	1,296	40,979
FEP	120	85	2011	102	3,225
TOTALS	1,416			1,398	44,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,398	124.0000	105.40	147,349	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 2025 Heated Area: 1398 HX Base Yr



28596 TRIGG RD, HILLIARD

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

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	0756	FEP	0	0	15	8	120.00	SF	27.00	27.00	100	2004	2004	3	21	680	
2	1242	WD DECK A	0	0	20	8	160.00	SF	10.00	10.00	100	2006	2006	3	24	384	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	44,205
TOTAL MARKET OB/XF VALUE	1,064
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	90,269
SOH/AGL Deduction	0
ASSESSED VALUE	90,269
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,269
TOTAL JUST VALUE	90,269
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/474	5/29/2025	WD	Q	I	01	80,000
GRANTOR: SHARPE SHEILA RENEE						
GRANTEE: CONNER GRISCELDA M						
2753/718	11/22/2024	WD	U	I	11	100
GRANTOR: ROSWAN JOHN WESLEY						
GRANTEE: SHARPE SHEILA RENEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W48 S27 E20 FEP=[YR=2011] S8 E15 N8 W15$ E28 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,064

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	0	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 01/06/2023 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS