PT OF NW1/4 OF SE1/4 OF
SEC 27-4N-23E IN OR 2154-849
(EX UTIL ESMT IN OR 1474/854 &

CONNER BILLY W & GRISCELDA M
17561 HODGES RD
HILLIARD, FL 32046

2025

27-4N-23-0000-0007-0060

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

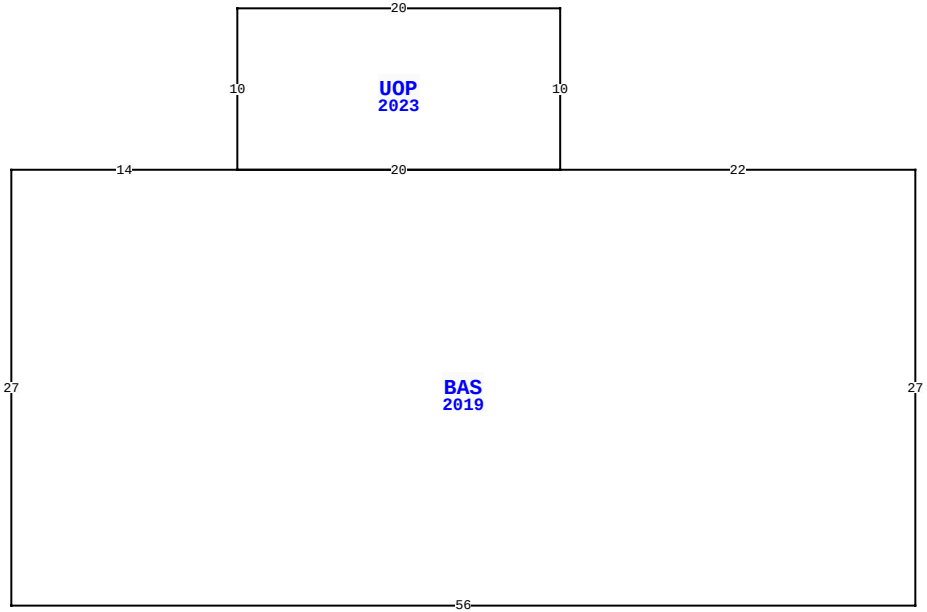
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2019	1,512	140,357
UOP	200	25	2023	50	4,642
TOTALS	1,712			1,562	144,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,562	128.4800	109.21	170,586	2017	2017	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2008 Heated Area: 1512 HX Base Yr 2008



17561 HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		144,998
TOTAL MARKET OB/XF VALUE		8,554
TOTAL LAND VALUE - MARKET		110,700
TOTAL MARKET VALUE		264,252
SOH/AGL Deduction		101,632
ASSESSED VALUE		162,620
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,898
TOTAL JUST VALUE		264,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000025	CO ISSUED	0	01/02/2018
17007557	MH MOVE-ON	0	10/01/2017
C4842	CO ISSUED	0	09/01/2006
E18049	ELEC OTHER	0	09/01/2006
MH4842	MH MOVE-ON	0	09/01/2006
P11561	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2154/0849	10/31/2017	WD	U	I	30	100
GRANTOR: CONNER BILLY W & GRIS						
GRANTEE: CONNER BILLY W & GR						
1324/0966	6/10/2005	WD	U	V	07	100
GRANTOR: RICKETSON HARVEY C &						
GRANTEE: CONNER BILLY W & GR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W22 W20 W14 S27 E56 N27 $
UOP=[YR=2023;ORIG=-42,0] N10 E20 S10 W20 $
.

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	0201	BARN WD 10	0	100	37	34	1,258.00	SF	17.00	17.00	100	2006	2006	3	40	8,554	

LAND DESCRIPTION

TOTAL OB/XF 8,554

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	3.69	AC		1.00	1.00	1.00	30,000.00	30,000.00	110,700							

REVIEW DATE 03/01/2024 BY WWA Total Acres: 3.69 Total Land Value: 110,700 Market: 0 Agricultural: 0 Common: 110,700 PRINTED 07/30/2025 BY SYS