BLOCK 1 PT OF LOTS 5 & 6
SUB OF MARTHA DELL GRANT PB0/5
IN OR 2449/551

CONNER DANIEL E & TRACEY
171641 HODGES ROAD
HILLIARD, FL 32046

2025

43-4N-23-2020-0001-0051

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

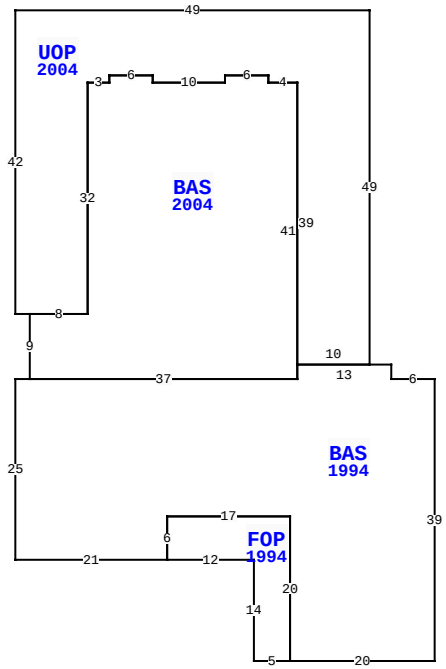
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
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	1,654	100	1994	1,654	190,853
BAS	1,273	100	2004	1,273	146,890
FOP	172	30	1994	52	6,000
UOP	1,188	20	2004	238	27,463
TOTALS	4,287			3,217	371,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,217	108.5876	143.34	461,125	1994	1998	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 0 Heated Area: 2927 HX Base Yr



171641 HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/19/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		371,206
TOTAL MARKET OB/XF VALUE		7,570
TOTAL LAND VALUE - MARKET		177,405
TOTAL MARKET VALUE		426,418
SOH/AGL Deduction		238,674
ASSESSED VALUE		187,744
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,022
TOTAL JUST VALUE		556,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2449/0551	4/02/2021	WD	U	I	11	98,000
GRANTOR: CONNER DANIEL E & TRA						
GRANTEE: CONNER DANIEL E & T						
2296/1530	7/26/2019	WD	U	I	11	100
GRANTOR: CONNER VIVIAN L						
GRANTEE: CONNER DANIEL E						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2004] W49 S42 E2 BAS=[YR=2004] S9 BAS=[YR=1994] W2 S25 E21 FOP=[YR=1994] E12 S14 E5 N20 W17 S6$ N6 E17 S20 E20 N39 W6 N2 W13 S2 W37$ E37 N41 W4 N1 W6 S1 W10 N1 W6 S1 W3 S32 W8$ E8 N32 E3 N1 E6 S1 E10 N1 E6 S1 E4 S39 E10 N49$.

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	10	10	100.00	SF	30.00	30.00	100	1994	1994	3	20	600	
2	0680	POLE SHED	0	100	8	10	80.00	SF	10.00	10.00	100	1994	1994	3	20	160	
3	0510	GARAGE WD-	0	100	40	20	800.00	SF	35.00	35.00	100	1995	1995	3	20	5,600	
4	1242	WD DECK A	0	100	0	0	220.00	SF	10.00	10.00	100	2013	2013	3	55	1,210	

LAND DESCRIPTION

TOTAL OB/XF 7,570

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
3	006005	A	PASTURE - GR	0		OR	0.00	0.00	5.79	AC		1.00	1.00	1.00	370.00	370.00	2,142							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.79	AC		1.00	1.00	1.00	19,500.00	19,500.00	132,405							

REVIEW DATE 03/06/2020 BY TWA Total Acres: 7.79 Total Land Value: 47,642 Market: 132,405 Agricultural: 2,642 Common: 45,000 PRINTED 07/30/2025 BY SYS