PT UNNUMBERED LOTS NE OF LOT 5
SUB MARTHA DELL GRANT PB 0/5
IN OR 2587/96

CONNER ETHAN D
171581 HODGES RD
HILLIARD, FL 32046

2025

43-4N-23-2020-0001-0053

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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

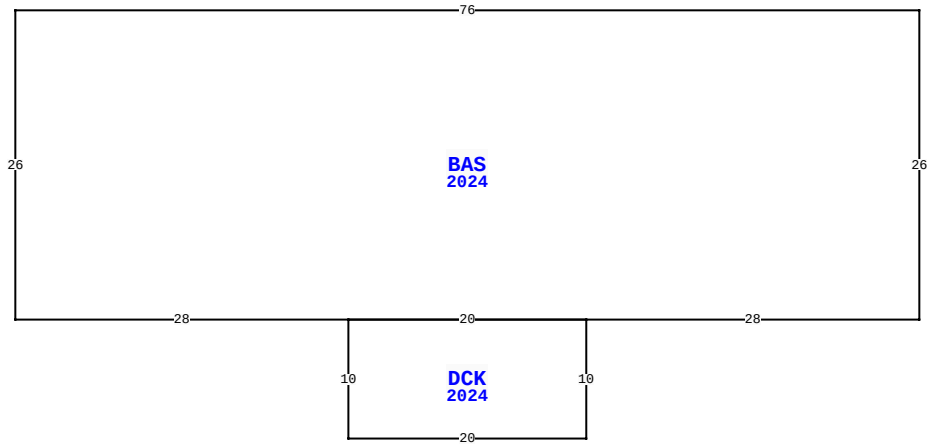
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2024	1,976	78,372
DCK	200	15	2024	30	1,190
TOTALS	2,176			2,006	79,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,006	133.3200	113.32	227,320	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 0% - 2024 Heated Area: 1976 HX Base Yr



171581 HODGES 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: 4	Tax Dist:
BUILDING MARKET VALUE	79,562
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	124,562
SOH/AGL Deduction	3,307
ASSESSED VALUE	121,255
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,255
TOTAL JUST VALUE	124,562
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005487	CO ISSUED		04/27/2023
22016315	MH MOVE-ON	0	10/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2587/0096	8/19/2022	WD	U	V	11	100

GRANTOR: CONNER TRACEY M & DAN

GRANTEE: CONNER ETHAN D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,10] W76 S26 E28 E20 E28 N26 $
DCK=[YR=2024;ORIG=82,36] E20 S10 W20 N10 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/16/2023 BY WW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS