BLOCK 1 PT OF LOT 6 &
UNNUMBERED LOTS NE OF LOT 6
IN OR 2580/620

CONNER VIVIAN L L/E/
171525 HODGES RD
HILLIARD, FL 32046

2025

43-4N-23-2020-0001-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	10/24/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,538
TOTAL LAND VALUE - MARKET	294,060
TOTAL MARKET VALUE	11,095
SOH/AGL Deduction	1,085
ASSESSED VALUE	10,010
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,010
TOTAL JUST VALUE	296,598
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2580/0620	7/18/2022	LE	U	V	11	100
GRANTOR: CONNER VIVIAN L						
GRANTEE: WEST SUSAN MELINDA						
0987/1733	5/23/2001	QC	Q	V	06	100
GRANTOR: THOMAS KENNETH W						
GRANTEE: CONNER VIVIAN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0681	POLE SHED	0	0	0	0	360.00	SF	15.00	15.00	100	2000	2000	3	27	1,458	
2	0300	BOAT DCK W	0	0	0	0	100.00	SF	40.00	40.00	100	2000	2000	3	27	1,080	

LAND DESCRIPTION

TOTAL OB/XF 2,538

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	15.48	AC		1.00	1.00	1.00	390.00	390.00	6,037							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	4.80	AC		1.00	1.00	1.00	525.00	525.00	2,520							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	20.28	AC		1.00	1.00	1.00	14,500.00	14,500.00	294,060							

REVIEW DATE 10/05/2022 BY WWA Total Acres: 20.28 Total Land Value: 8,557 Market: 294,060 Agricultural: 8,557 Common: 0 PRINTED 07/30/2025 BY SYS