PT GOVT LOTS 5 & 6 OF
SEC 4-1N-23E IN OR 2304/734
ESMT OR 2302/915 & UTIL ESMT OR

LOWDER WILLIAM H & LYDIA J/
17884 HOOT OWL HOLLOW
HILLIARD, FL 32046

2026

04-1N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

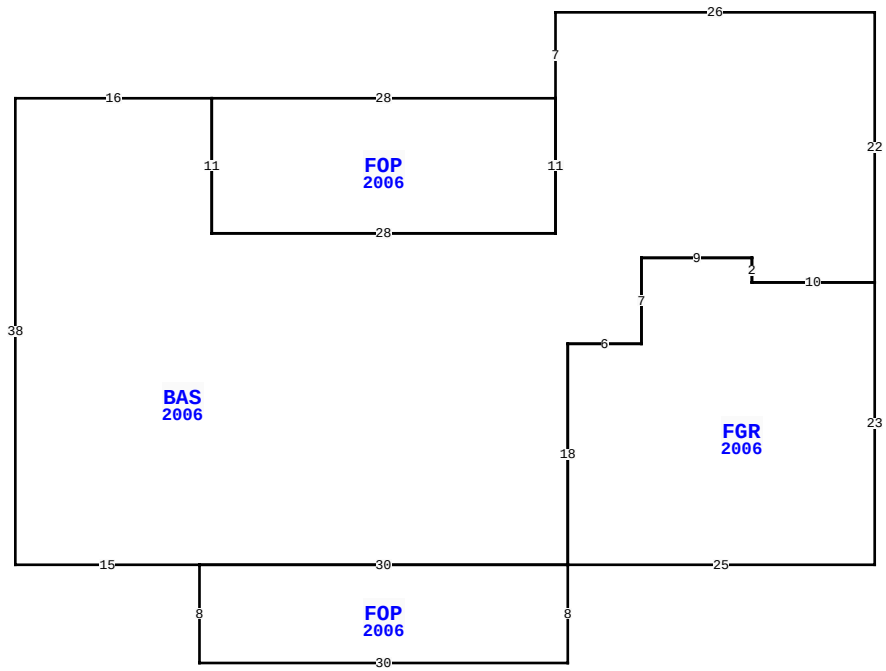
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
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	1,971	100	2006	1,971	292,257
FGR	563	55	2006	310	45,966
FOP	240	30	2006	72	10,676
FOP	308	30	2006	92	13,642
TOTALS	3,082			2,445	362,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,445	124.4012	172.92	422,789	2006	2006	0	0	0	14.25	85.75

1 SNGL FAM 100% - 2023 Heated Area: 1971 HX Base Yr 2023



17884 HOOT OWL HOLW, HILLIARD

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		408,426
TOTAL MARKET OB/XF VALUE		3,240
TOTAL LAND VALUE - MARKET		163,600
TOTAL MARKET VALUE		575,266
SOH/AGL Deduction		70,063
ASSESSED VALUE		505,203
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		453,792
TOTAL JUST VALUE		575,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17261	CO ISSUED	150,000	02/01/2006
B17261	NEW CONSTR	150,000	02/01/2006
E16853	ELEC OTHER	2,000	02/01/2006
M11145	TANKS/BLRS	0	02/01/2006
P10807	OTHER	0	02/01/2006
R08995	REPAIR/RRF	5,000	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2304/0734	9/13/2019	WD	Q	I	01	430,000
GRANTOR: HARTLEY SCOTT & LORIN						
GRANTEE: LOWDER WILLIAM H &						
1891/0719	11/26/2013	WD	Q	I	02	312,000
GRANTOR: HODGES ALAN F & JOYCE						
GRANTEE: HARTLEY SCOTT & LOR						

BUILDING NOTES

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
2	0681	POLE SHED	0	100	40	18	720.00	SF	11.25	11.25	100	2007	2007	3	40	3,240	

BUILDING DIMENSIONS

BAS=[YR=2006] W26S7FOP=[YR=2006] W28S11E28
N11$S11W28N11W16S38E15FOP=[YR=2006]
S8E30N8W30$E30FGR=[YR=2006]
E25N23W10N2W9S7W6S18$N18E6N7E9S2E10N22 $.

LAND DESCRIPTION

TOTAL OB/XF 3,240

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	0007	OR	0.00	0.00	8.40	AC		1.00	1.00	1.00	19,000.00	19,000.00	159,600							
2	009530	C	POND	100		OR	0.00	0.00	1.60	AC		1.00	1.00	1.00	2,500.00	2,500.00	4,000							

REVIEW DATE 05/20/2024 BY WWA Total Acres: 10.00 Total Land Value: 163,600 Market: 0 Agricultural: 0 Common: 163,600 PRINTED 07/09/2026 BY SYS

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2026

04-1N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

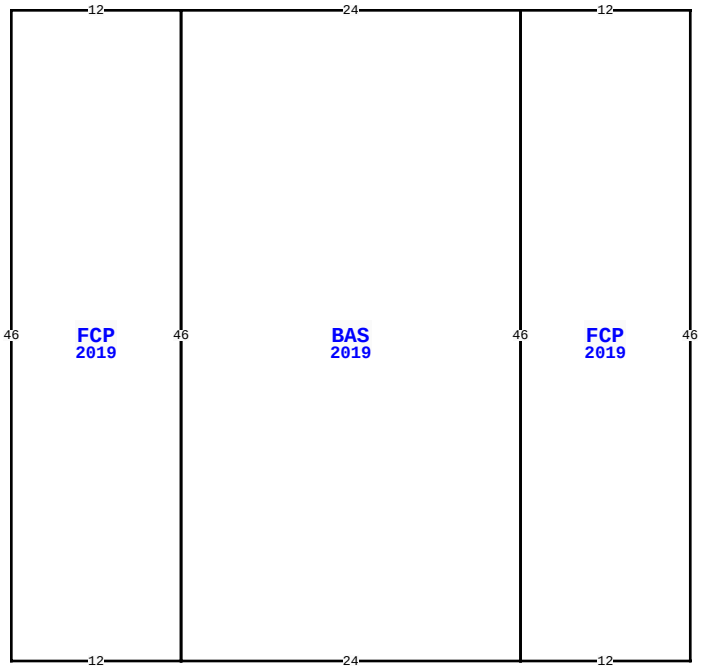
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	2019	1,104	36,708
FCP	552	25	2019	138	4,589
FCP	552	25	2019	138	4,589
TOTALS	2,208			1,380	45,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,380	118.4040	46.18	63,728	2006	2006	0	0	0	28.00	72.00

2 GARAGE RES 100% - 2023 Heated Area: 1104 HX Base Yr 2023



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17884 HOOT OWL HOLW, HILLIARD

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GRANTOR: HODGES ALAN F & JOYCE						
GRANTEE: HARTLEY SCOTT & LOR						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2019] W12 BAS=[YR=2019] W24 FCP=[YR=2019] W12 S46 E12 N46$ S46 E24 N46$ S46 E12 N46$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/20/2024 BY WWA Total Acres: 10.00 Total Land Value: 163,600 Market: 0 Agricultural: 0 Common: 163,600 PRINTED 07/09/2026 BY SYS