PT OF GOVT LOTS 1,2,5,6 & 8 OF
SEC 4-1N-23E IN OR 2315/1633
(EX PT IN OR 1891/719)

BOYD JOSEPH E & BRIDGET H
17708 DRAGGLE LANE
HILLIARD, FL 32046

2026

04-1N-23-0000-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	07	NONE 40
Interior Floo	03	CONC FINSH 50
Interior Floo	08	SHT VINYL 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

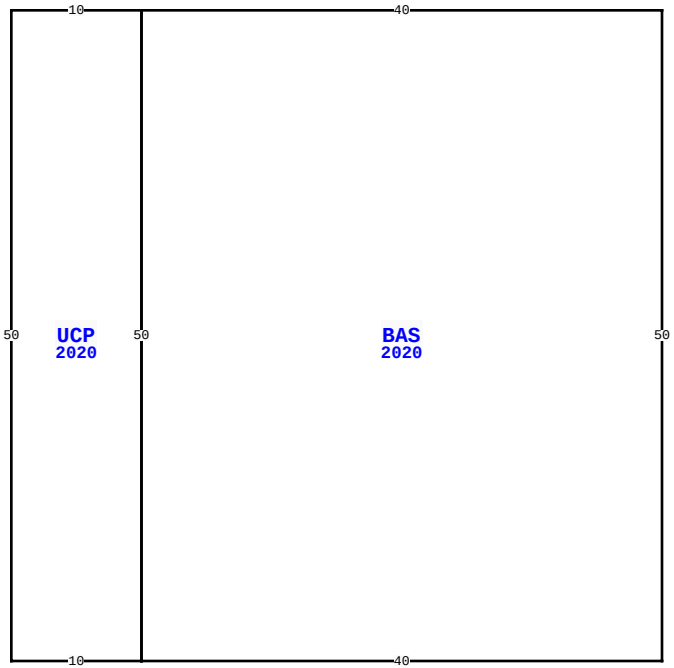
DOR CODE	5501	TIMBER 2-2 SI 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2020	2,000	134,004
UCP	500	20	2020	100	6,700
TOTALS	2,500			2,100	140,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,100	65.4444	68.72	144,312	2020	2020	0	0	0	2.50	97.50

1 SINGLE FAM 0% - 0 Heated Area: 2000 HX Base Yr



17708 DRAGGLE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/04/2024 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	140,704
TOTAL MARKET OB/XF VALUE	6,642
TOTAL LAND VALUE - MARKET	599,500
TOTAL MARKET VALUE	225,521
SOH/AGL Deduction	64,242
ASSESSED VALUE	161,279
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,279
TOTAL JUST VALUE	746,846
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	606,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008468	GARAGE	0	09/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2315/1633	10/31/2019	WD	Q	V	01	250,000
GRANTOR: HODGES ALAN F & JOYCE						
GRANTEE: BOYD JOSEPH E & BRI						
2315/1629	10/17/2019	WD	U	V	11	100
GRANTOR: COLLIER LARRY D & DEB						
GRANTEE: HODGES ALAN F & JOY						

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
3	0351	CARPORT MT	0	0	45	18	810.00	SF	10.00	10.00	100	2021	2020		82	6,642	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W40 S50 E40 N50 $
UCP=[YR=2020;ORIG=-40,0] W10 S50 E10 N50 $
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LAND DESCRIPTION

TOTAL OB/XF 6,642

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	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	45.00	AC		1.00	1.00	1.00	515.00	515.00	23,175							
3	009910	M	MARKET VALUE	0	0007	OR	0.00	0.00	45.00	AC		1.00	1.00	1.10	11,000.00	12,100.00	544,500							

REVIEW DATE 11/18/2025 BY WWA Total Acres: 50.00 Total Land Value: 78,175 Market: 544,500 Agricultural: 23,175 Common: 55,000 PRINTED 07/09/2026 BY SYS