PT GOVT LOT 8 OF SEC 4-1N-23E
IN OR 2342/91

BOYD JOSEPH & BRIDGET/
17708 DRAGGLE LANE
HILLIARD, FL 32046

2026

04-1N-23-0000-0005-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

17610 DRAGGLE LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	51,600
TOTAL MARKET VALUE	63,600
SOH/AGL Deduction	8,762
ASSESSED VALUE	54,838
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,838
TOTAL JUST VALUE	63,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001904	DEMOLITION	0	03/02/2020
MH971841	MH MOVE-ON	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2342/0091	2/24/2020	WD	U	I	37	16,000
GRANTOR: O'CONNOR RODNEY						
GRANTEE: BOYD JOSEPH & BRIDG						
2043/0043	4/22/2016	SW	U	I	12	24,000
GRANTOR: METRO NORTH FEDERAL C						
GRANTEE: O'CONNOR RODNEY						

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0	0007	OR	0.00	0.00	1.29	AC		1.00	1.00	1.00	40,000.00	40,000.00	51,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.29 Total Land Value: 51,600 Market: 0 Agricultural: 0 Common: 51,600 PRINTED 07/09/2026 BY SYS