PT OF N1/2 OF SW1/4 OF
SEC 34-2N-23E IN OR 46/539
BEING PARCEL "4" & PT S1/2 OF

HODGES DOUGLAS JR FAMILY TRUST/HODGES DOUGLAS H JR
17744 CONNER ROAD
HILLIARD, FL 32046

2026

34-2N-23-0000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
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

CONNER RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	16,920
TOTAL LAND VALUE - MARKET	126,000
TOTAL MARKET VALUE	19,920
SOH/AGL Deduction	11,253
ASSESSED VALUE	8,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,667
TOTAL JUST VALUE	142,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2115/1126	4/18/2017	WD	U	I	11	100
GRANTOR: HODGES DOUGLAS J SR T						
GRANTEE: HODGES DOUGLAS J JR						
1822/1552	10/09/2012	QC	U	V	11	100
GRANTOR: HODGES DORIS EVELYN (						
GRANTEE: HODGES DOUGLAS J SR						

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	66	40	2,640.00	SF	15.00	15.00	100	1985	1985	3	20	7,920	
2	0681	POLE SHED	0	0	75	40	3,000.00	SF	15.00	15.00	100	1985	1985	3	20	9,000	

LAND DESCRIPTION

TOTAL OB/XF 16,920

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	005010	A	SERVICE ACRE	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	500.00	500.00	3,000							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	126,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.00 Total Land Value: 3,000 Market: 126,000 Agricultural: 3,000 Common: 0 PRINTED 07/09/2026 BY SYS