

NW1/4 OF NE1/4 IN OR 794/483
EX PAR 2-2 2-3 & 2-4
MH/ID # 1HFL951150A &

BLALOCK RICKY B
18359 JOHNSON ROAD
HILLIARD, FL 32046

2023

22-4N-23-0000-0002-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 3 4																																					
Exterior Wall	30	VINYL 100	0800	02	1,764	123.2000	86.24	152,127	1995	2000	0	0	0	52.00	48.00	VALUATION BY STANDARD																																				
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2001													Heated Area: 1512													HX Base Yr 2001																							
Roof Cover	12	MODULAR MT 100	UOP 2007 BAS 1999 UOP 2007																																																	
Interior Wall	05	DRYWALL 100																																																		
Interior Floo	14	CARPET 80																																																		
Interior Floo	08	SHT VINYL 20																																																		
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																																																		
Quality			03	Quality Level 03																																																
DOR CODE			5000			IMPROVED AG																																														
MAP NUM						MKT AREA			09																																											
NEIGHBORHOOD/LOC			9001.00																																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																
BAS	1,512	100	1,512	62,590																																																
UOP	336	25	84	3,477																																																
UOP	672	25	168	6,954																																																
TOTALS			2,520	1,764	73,021																																															
EXTRA FEATURES					18359 JOHNSON RD, HILLIARD												BLD DATE XF DATE INC DATE												LGL DATE LAND DATE AG DATE												06/13/2023 MLU											
L N	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	0825	BRICK	0 100	0	0	192.00	SF	12.50	12.50	100	1995	1995	3	91	2,184																																					
3	0681	POLE SHED	0 100	16	13	208.00	SF	15.00	15.00	100	2006	2006	3	48	1,498																																					
4	0681	POLE SHED	0 100	64	40	2,560.00	SF	11.25	11.25	100	2002	2002	3	32	9,216																																					
5	0350	CARPORT WD	0 100	14	14	196.00	SF	13.00	13.00	100	2002	2002	3	21	535																																					
6	0300	BOAT DCK W	0 100	30	10	300.00	SF	20.00	20.00	100	2004	2004	3	40	2,400																																					
7	1242	WD DECK A	0 100	0	0	879.00	SF	10.00	10.00	100	2001	2001	3	20	1,758																																					
8	0350	CARPORT WD	0 100	24	18	432.00	SF	8.58	8.58	100	2004	2004	3	24	890																																					
9	0510	GARAGE WD-	0 100	18	15	270.00	SF	17.50	17.50	100	1999	1999	3	28	1,323																																					
10	0752	USP	0 100	22	12	264.00	SF	15.00	15.00	100	2002	2002	3	32	1,267																																					
LAND DESCRIPTION					TOTAL OB/XF												21,071																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																												
1	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000																																			
2	005600	A	TIMBER 3 SI	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	410.00	410.00	2,870																																			
3	005902	A	HARDWOOD SI	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	175.00	175.00	1,750																																			
4	009910	M	MKT. VAL. AG	0			0.00	0.00	17.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	238,000																																			
REVIEW DATE 05/19/2020 BY TWA Total Acres: 20.00 Total Land Value: 58,620 Market: 238,000 Agricultural: 4,620 Common: 54,000 PRINTED 08/02/2023 BY SYS																																																				

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0794/0483	5/22/1997	QC	U	V	06	6,700
GRANTOR: BLALOCK RICKY B & LIN						
GRANTEE: BLALOCK RICKY B						
0730/0274	5/24/1995	WD	Q	V		45,000
GRANTOR: PRESTRIDGE IDA						
GRANTEE: BLALOCK RICKY & LIN						
BUILDING NOTES						
BUILDING DIMENSIONS						
UOP=[YR=2007] W56 S12 BAS=[YR=1999] S27 E9 UOP=[YR=2007] S14 E24 N14 W24\$ E47 N27 W56\$ E56 N12\$.						

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