PT OF THE NW1/4 OF THE NE1/4
OF SEC 22-4N-23E
IN OR 2567/1038

WOOD JAKE J JR/SIMMONS ASHLEY SUMMER JORDAN
18296 JOHNSON RD
HILLIARD, FL 32046

2023

22-4N-23-0000-0002-0020

BUILDING CHARACTERISTICS

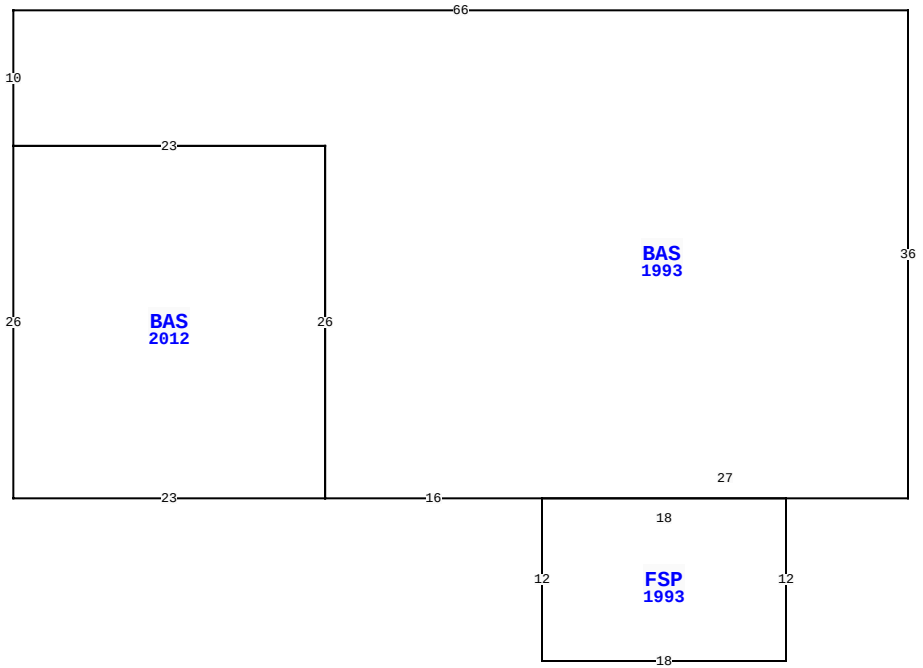
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,778	100	1,778	115,056
BAS	598	100	598	38,697
FSP	216	40	86	5,565
TOTALS	2,592		2,462	159,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,462	93.1200	84.04	206,906	1976	1976	0	0	0	23.00	77.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2376 HX Base Yr



18296 JOHNSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	159,318
TOTAL MARKET OB/XF VALUE	1,224
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	290,542
SOH/AGL Deduction	0
ASSESSED VALUE	290,542
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,542
TOTAL JUST VALUE	290,542
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6132	XFOB	300	11/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/1038	5/31/2022	WD	U	I	37	250,000
GRANTOR: BLALOCK RICHARD B & B						
GRANTEE: WOOD JAKE J JR & AS						
2280/1098	6/05/2019	WD	Q	I	01	190,000
GRANTOR: ALEXANDER CHRISTINE D						
GRANTEE: BLALOCK RICHARD B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S10 BAS=[YR=2012] S26 E23 N26W23$ E23 S26 E16 FSP=[YR=1993] S12 E18 N12W18$ E27 N36$.

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	0940	SHEDS/PORT	0	0	17	12	204.00	SF	30.00	30.00	100	1980	1980	3	20	1,224	

LAND DESCRIPTION

TOTAL OB/XF 1,224

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000115	C	SFR ACRES	0	0005		0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000							

REVIEW DATE 06/27/2019 BY TW Total Acres: 5.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS