

JOHNSON ALFRED R JR
36413 CLYATT CIRCLE
HILLIARD, FL 32046

27-3N-24-2020-0019-0000

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	VALUATION SUMMARY																				
Exterior Wall		30	VINYL 100							0820	02	2,719	118.0000	76.70	208,547	1971	1981	0	0	0	70.00	30.00	VALUATION BY																				
Roof Structur		03	GABLE/HIP 100							1 M/H 93- - 0% - 2023														STANDARD																			
Roof Cover		03	COMP SHNGL 100							Heated Area: 2226														Tax Group: 4																			
Interior Wall		04	PLYWOOD 100							HX Base Yr														Tax Dist:																			
Interior Floo		14	CARPET 100																					BUILDING MARKET VALUE										62,564									
Air Condition		03	CENTRAL 100																					TOTAL MARKET OB/XF VALUE										24,980									
Heating Type		04	AIR DUCTED 100																					TOTAL LAND VALUE - MARKET										126,330									
Bedrooms		03	3 100																					TOTAL MARKET VALUE										119,775									
Bathrooms			2 100																					SOH/AGL Deduction										0									
Frame		02	WOOD FRAME 100																					ASSESSED VALUE										119,775									
Stories		1.	1. 100																					TOTAL EXEMPTION VALUE										0									
Units			0 100																					BASE TAXABLE VALUE										119,775									
BUD8 Adjustme		04	DIST 01 100																					TOTAL JUST VALUE										213,874									
																								NCON VALUE										87,545									
										INCOME VALUE																																	
										PREVIOUS YEAR MKT VALUE										120,675																							
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	2,226	100	2,226	51,220																																							
FGR	506	55	278	6,397																																							
FOP	120	30	36	828																																							
FST	276	65	179	4,119																																							
TOTALS		3,128	2,719	62,564																																							
EXTRA FEATURES										36111 WAGON TRAIN WAY, HILLIARD																																	
										BLD DATE										LGL DATE																							
										XF DATE										LAND DATE																							
										INC DATE										AG DATE																							
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																											
1	0680	POLE SHED	0	0	51	64	SF	10.00	10.00	100	1970	1970	3	20	6,528																												
2	0812	CONCRETE C	0	0	0	0	SF	4.00	4.00	100	1975	1975	3	27	2,592																												
3	0811	CONCRETE B	0	0	0	0	SF	5.20	5.20	100	2000	2000	3	80	3,860																												
4	0937	WELL	0	0	0	0	UT	6,000.00	6,000.00	100	2009	2009	3	100	6,000																												
5	0936	SEPTC TANK	0	0	0	0	UT	6,000.00	6,000.00	100	2009	2009	3	100	6,000																												
LAND DESCRIPTION										TOTAL OB/XF										24,980																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RURAL HOME	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	006000	A	PAST1/HAY	0			0.00	0.00	5.07	AC		1.00	1.00	1.00	440.00	440.00	2,231																										
3	009910	M	MKT. VAL .AG	0			0.00	0.00	5.07	AC		1.00	1.00	1.00	19,000.00	19,000.00	96,330																										
REVIEW DATE 05/30/2023 BY WWX Total Acres: 6.07 Total Land Value: 32,231 Market: 96,330 Agricultural: 2,231 Common: 30,000 PRINTED 08/02/2023 BY SYS																																											