PT OF SE1/4 OF SW1/4 OF
IN OR 2132/1383
SEC 33-4N-23E IN OR 86/170

JOHNSON MATHEW J
2078 TOMPKINS LANDING RD
HILLIARD, FL 32046

2023

33-4N-23-0000-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

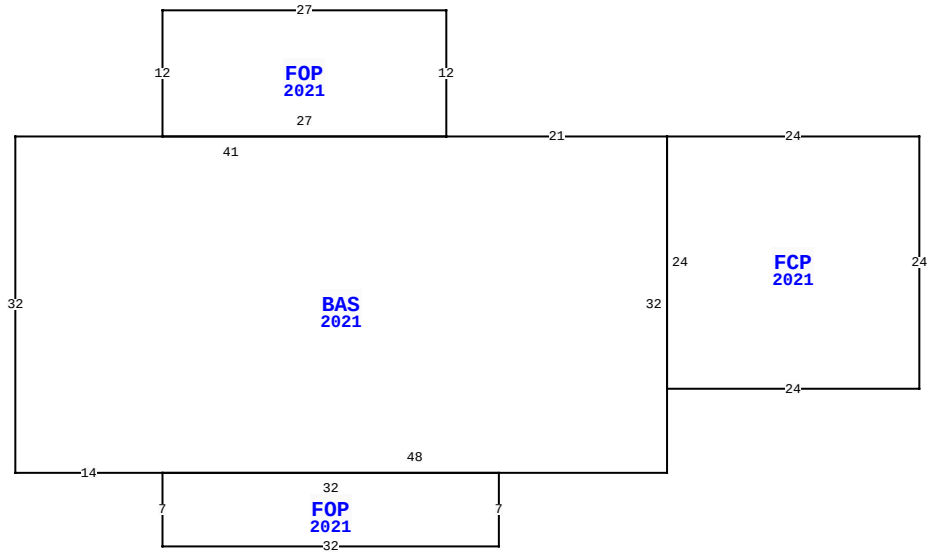
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	243,476
FCP	576	25	144	17,672
FOP	224	30	67	8,222
FOP	324	30	97	11,904
TOTALS	3,108		2,292	281,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,292	103.3410	122.72	281,274	2021	2021	0	0	0	0.00	100.00

3 SNGL FAM – 100% - 2018 Heated Area: 1984 HX Base Yr 2018



2078 TOMPKINS LANDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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		281,274
TOTAL MARKET OB/XF VALUE		3,994
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		345,268
SOH/AGL Deduction		13,794
ASSESSED VALUE		331,474
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		281,474
TOTAL JUST VALUE		345,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000288	CO ISSUED	0	01/06/2022
21003839	NEW CONSTR	287,050	03/30/2021
6888	CHNGE SRVC	0	08/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2132/1383	6/30/2017	WD	Q	I	01	50,000

GRANTOR: SIKES COOKIE PR MUSGR

GRANTEE: JOHNSON MATHEW J

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2021] W24 BAS=[YR=2021] W21 FOP=[YR=2021] N12 W27 S12 E27$ W41 S32 E14 FOP=[YR=2021] S7 E32 N7 W32$ E48 N32$ S24 E24 N24$.

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
6	0350	CARPORT WD	0	100	24	12	288.00	SF	9.75	9.75	100	2001	2001	3	20	562	
8	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	100	2021	2021	3	100	3,432	

LAND DESCRIPTION

TOTAL OB/XF 3,994

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	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 11/08/2021 BY TW Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS