

LOT 2
IN OR 1335/1203
PROSPECT LANDING PLANTATION

JOHNSON MICHAEL A
39559 PROSPECT LANDING RD
HILLIARD, FL 32046-8286

2023

40-4N-24-1660-0002-0000



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	PAGE 1 of 2 4														
Exterior Wall	20	FACE BRICK 100	0900	01	3,300	115.5704	137.24	452,892	2006	2006	0	0	0	12.00	88.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2008														Heated Area: 2772												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2008												
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 60																											
Interior Floo	11	CLAY TILE 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality			05	Quality Level 05																									
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	2,772	100	2,772	334,778																									
FGR	593	55	326	39,371																									
FOP	207	30	62	7,488																									
FSP	350	40	140	16,908																									
TOTALS			3,922	3,300	398,545																								
EXTRA FEATURES			39559 PROSPECT LANDING RD, HILLIARD																										
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	1127	BRICK 8"	0	100	0	0	33.00	SF	5.50	5.50	100	2006	2006	3	97	176													
2	0825	BRICK	0	100	0	0	35.00	SF	12.50	12.50	100	2006	2006	3	97	424													
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2007	2007	3	35	1,260													
4	1241	WD DECK G	0	100	35	14	490.00	UT	11.50	11.50	100	2007	2007	3	52	2,930													
5	0812	CONCRETE C	0	100	0	0	1,265.00	SF	4.00	4.00	100	2007	2007	3	89	4,503													
6	0861	POOL GUNIT	0	100	32	14	448.00	SF	85.00	85.00	100	2013	2013	3	75	28,560													
7	0855	CONC PAVER	0	100	0	0	690.00	SF	10.00	10.00	100	2013	2013	3	95	6,555													
8	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2013	2013	3	75	5,040													
9	0811	CONCRETE B	0	100	0	0	800.00	SF	5.20	5.20	100	2019	2019	3	99	4,118													
TOTAL OB/XF			53,566																										
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	10.14	AC		1.00	1.00	1.00	19,000.00	19,000.00	192,660												
REVIEW DATE 10/07/2020 BY TWA Total Acres: 10.14 Total Land Value: 192,660 Market: 0 Agricultural: 0 Common: 192,660 PRINTED 08/02/2023 BY SYS																													

JOHNSON MICHAEL A
39559 PROSPECT LANDING RD
HILLIARD, FL 32046-8286

40-4N-24-1660-0002-0000

[illegible]