IN OR 1477/1281
ESMT PT OR 1629/1899

MCINTOSH RONALD JR/MCINTOSH ELIZABETH
31953 R L JOHNSON RD
HILLIARD, FL 32046

2023

44-4N-23-0000-0001-0090

BUILDING CHARACTERISTICS

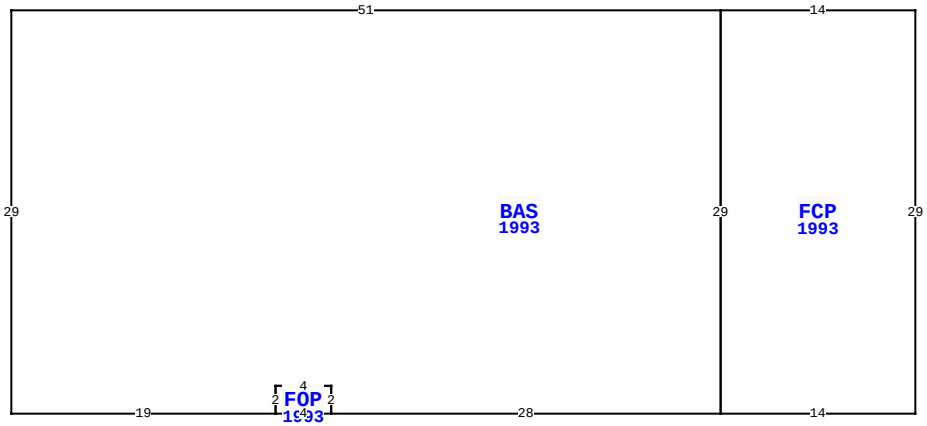
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,471	100	1,471	142,323
FCP	406	25	102	9,869
FOP	8	30	2	194
TOTALS	1,885		1,575	152,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,575	134.4258	121.32	191,079	1985	1995	0	0	0	20.25	79.75

1 SINGLE FAM – 50% - 2007 Heated Area: 1471 HX Base Yr 2007



31953 RL JOHNSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 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		152,386
TOTAL MARKET OB/XF VALUE		2,659
TOTAL LAND VALUE - MARKET		233,870
TOTAL MARKET VALUE		189,444
SOH/AGL Deduction		62,043
ASSESSED VALUE		127,401
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		102,401
TOTAL JUST VALUE		388,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/1281	2/08/2007	WD	U	I	07	100
GRANTOR: JOHNSON BETTY W						
GRANTEE: MCINTOSH RONALD G J						
1402/1556	4/10/2006	WD	U	V	01	100,000
GRANTOR: JOHNSON BETTY W						
GRANTEE: MCINTOSH RONALD G J						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W14 BAS=[YR=1993] W51 S29 E19 FOP=[YR=1993] E4 N2 W4 S2$ N2 E4 S2 E28 N29$ S29 E14 N29$.

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
1	0940	SHEDS/PORT	0	50	15	14	210.00	SF	21.30	21.30	100	1989	1989	3	20	895	
2	0811	CONCRETE B	0	50	38	15	570.00	SF	5.20	5.20	100	1989	1989	3	59.5	1,764	

LAND DESCRIPTION

TOTAL OB/XF 2,659

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	005000	C	RURAL HOME	50	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	10.73	AC		1.00	1.00	1.00	410.00	410.00	4,399							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	10.73	AC		1.00	1.00	1.00	19,000.00	19,000.00	203,870							

REVIEW DATE 04/28/2020 BY TWA Total Acres: 11.73 Total Land Value: 34,399 Market: 203,870 Agricultural: 4,399 Common: 30,000 PRINTED 08/02/2023 BY SYS