PT SEC 44-4N-23E
IN OR 2604/1643
ESMT AGMT IN OR 2604/1646

WHITTENBURG GABRIEL P & MOLLY
31957 R L JOHNSON RD
HILLIARD, FL 32046

2023

44-4N-23-0000-0001-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Quality	03	Quality Level 03

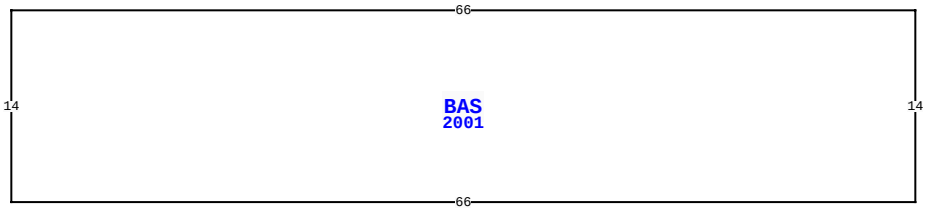
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	35,075
TOTALS	924		924	35,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	924	116.8000	75.92	70,150	2001	2001	0	0	0	50.00	50.00

1 MH 94NO RP – 0% - 0 Heated Area: 924 HX Base Yr



R L JOHNSON RD, HILLIARD

BLD DATE		LGL DATE	05/19/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	35,075
TOTAL MARKET OB/XF VALUE	1,624
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	216,699
SOH/AGL Deduction	77,330
ASSESSED VALUE	139,369
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,369
TOTAL JUST VALUE	216,699
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2604/1643	12/30/2021	WD	U	V	11	100

GRANTOR: MCINTOSH R GRADY & NA
GRANTEE: WHITTENBURG GABRIEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W66 S14 E66 N14$.

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	1242	WD DECK A	0	0	66	6	396.00	SF	5.00	5.00	100	2017	2017	3	82	1,624	

LAND DESCRIPTION

TOTAL OB/XF 1,624

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			0.00	0.00	9.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	180,000							

REVIEW DATE 12/20/2022 BY WWA Total Acres: 9.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS