W1/2 OF W1/2 OF SW1/4 OF SE1/4
IN OR 2337/391

JOHNSON KEVIN & PATRICIA A L/E/
21616 CR 121
HILLIARD, FL 32046

**2024**

**22-2N-23-0000-0004-0120**

## BUILDING CHARACTERISTICS

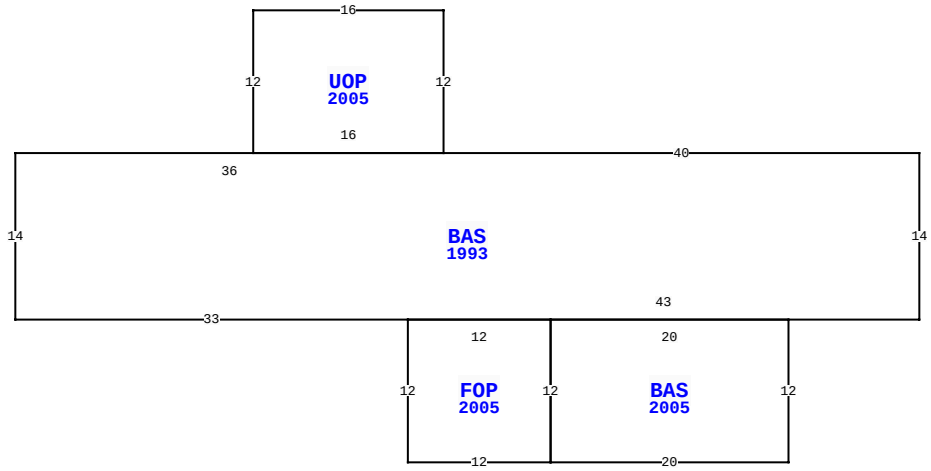
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 70 |
| Exterior Wall | 05 | AVERAGE 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 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 | 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 | 1,064 | 100 | 1,064 | 16,520 |
| BAS | 240 | 100 | 240 | 3,726 |
| FOP | 144 | 30 | 43 | 668 |
| UOP | 192 | 25 | 48 | 745 |
| TOTALS | 1,640 | | 1,395 | 21,659 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,395 | 110.9000 | 77.63 | 108,294 | 1991 | 1991 | 0 | 0 | 10 | 70.00 | 20.00 |

1 M/H 93- – 0% - 0 Heated Area: 1304 HX Base Yr




3265 MANNING LAKE LN, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/15/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 21,659 |
| TOTAL MARKET OB/XF VALUE | 5,960 |
| TOTAL LAND VALUE - MARKET | 201,000 |
| TOTAL MARKET VALUE | 60,769 |
| SOH/AGL Deduction | 7,476 |
| ASSESSED VALUE | 53,293 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 53,293 |
| TOTAL JUST VALUE | 228,619 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 227,164 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B951791 | GARAGE | 23,224 | 03/03/1995 |
| 8707 | MH MOVE-ON | 15,000 | 10/18/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2337/0391 | 1/31/2020 | LE | U | I | 11 | 100 |
| GRANTOR: JOHNSON KEVIN D & PAT | | | | | | |
| GRANTEE: JOHNSON CHRISTOPHER | | | | | | |
| 2334/0914 | 1/24/2020 | QC | U | I | 11 | 100 |
| GRANTOR: JOHNSON KEVIN D | | | | | | |
| GRANTEE: JOHNSON KEVIN D & P | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W40 UOP=[YR=2005] N12 W16 S12 E16 $ W36 S14 E33 FOP=[YR=2005] S12 E12 BAS=[YR=2005] E20 N12 W20 S12 $ N12 W12 $ E43 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 | 0 | 0 | 64.00 | SF | 10.00 | 10.00 | 100 | 1997 | 1997 | 3 | 20 | 128 | |
| 2 | 0510 | GARAGE WD- | 0 | 0 | 12 | 30 | 360.00 | SF | 35.00 | 35.00 | 100 | 1990 | 1990 | 3 | 20 | 2,520 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 20 | 240.00 | SF | 30.00 | 30.00 | 100 | 1990 | 1990 | 3 | 20 | 1,440 | |
| 4 | 0350 | CARPORT WD | 0 | 0 | 36 | 20 | 720.00 | SF | 13.00 | 13.00 | 100 | 2002 | 2002 | 3 | 20 | 1,872 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,960

| 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 | 0 | 0007 | 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 | | OR | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 1,110 | | | | | | | |
| 3 | 005600 | A | TIMBER 3 SI | 0 | | OR | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 415.00 | 415.00 | 1,660 | | | | | | | |
| 4 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 380 | | | | | | | |
| 5 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 171,000 | | | | | | | |

REVIEW DATE 04/01/2020 BY TWA Total Acres: 10.00 Total Land Value: 33,150 Market: 171,000 Agricultural: 3,150 Common: 30,000 PRINTED 08/06/2024 BY SYS