

BLALOCK RICKY B
18359 JOHNSON ROAD
HILLIARD, FL 32046

22-4N-23-0000-0002-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION BY STANDARD									
Exterior Wall 30 VINYL 100										0800 02 1,764 123.2000 92.40 162,994 1995 2000 0 0 0 54.00 46.00										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 M/H 94+ - 100% - 2001 Heated Area: 1512 HX Base Yr 2001										BUILDING MARKET VALUE 224,621									
Roof Cover 12 MODULAR MT 100																				TOTAL MARKET OB/XF VALUE 19,904									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 292,000									
Interior Floo 14 CARPET 80																				TOTAL MARKET VALUE 303,330									
Interior Floo 08 SHT VINYL 20																				SOH/AGL Deduction 48,308									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 255,022									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 205,022									
Bathrooms 2 100																				TOTAL JUST VALUE 536,525									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 539,479									
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 5000 IMPROVED AG																				MH044505 MH MOVE-ON 0 12/01/2004									
MAP NUM MKT AREA 09																				P0408794 OTHER 0 12/01/2004									
NEIGHBORHOOD/LOC 9001.00																				MHU MH MOVE-ON 0 11/15/1995									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				MH1062 MH MOVE-ON 0 09/01/1995									
BAS 1,512 100 1,512 64,266																													
UOP 336 25 84 3,571																													
UOP 672 25 168 7,141																													
TOTALS 2,520 1,764 74,977																													
EXTRA FEATURES										18359 JOHNSON RD, HILLIARD										BLD DATE LGL DATE									
																				XF DATE LAND DATE									
																				INC DATE AG DATE									
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										06/13/2023 MLU																			
1 0825 BRICK 0 100 0 0 192.00 SF 12.50 12.50 100 1995 1995 3 91 2,184																													
2 0681 POLE SHED 0 100 16 13 208.00 SF 15.00 15.00 100 2006 2006 3 44 1,373																													
3 0681 POLE SHED 0 100 64 40 2,560.00 SF 11.25 11.25 100 2002 2002 3 30 8,640																													
4 0350 CARPORT WD 0 100 14 14 196.00 SF 13.00 13.00 100 2002 2002 3 20 510																													
5 0300 BOAT DCK W 0 100 30 10 300.00 SF 20.00 20.00 100 2004 2004 3 36 2,160																													
6 1242 WD DECK A 0 100 0 0 879.00 SF 10.00 10.00 100 2001 2001 3 20 1,758																													
7 0350 CARPORT WD 0 100 24 18 432.00 SF 8.58 8.58 100 2004 2004 3 22 815																													
8 0510 GARAGE WD- 0 100 18 15 270.00 SF 17.50 17.50 100 1999 1999 3 27 1,276																													
9 0752 USP 0 100 22 12 264.00 SF 15.00 15.00 100 2002 2002 3 30 1,188																													
LAND DESCRIPTION										TOTAL OB/XF 19,904																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 100 0005 OR 0.00 0.00 3.00 AC 1.00 1.00 1.00 18,000.00 18,000.00 54,000																													
2 005600 A TIMBER 3 SI 0 OR 0.00 0.00 7.00 AC 1.00 1.00 1.00 415.00 415.00 2,905																													
3 005902 A HARDWOOD SI 0 OR 0.00 0.00 10.00 AC 1.00 1.00 1.00 190.00 190.00 1,900																													
4 009910 M MKT. VAL. AG 0 OR 0.00 0.00 17.00 AC 1.00 1.00 1.00 14,000.00 14,000.00 238,000																													
REVIEW DATE 07/10/2024 BY WWA										Total Acres: 20.00 Total Land Value: 58,805										Market: 238,000 Agricultural: 4,805 Common: 54,000 PRINTED 08/06/2024 BY SYS									

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