IN OR 1403/5 2003 FTWD DW
PARCELS 5-7 & 3-16
EX 5-8

LLOYD ROGER C JR & MELINDA G
18000 JOHNSON ROAD
HILLIARD, FL 32046

2024

22-4N-23-0000-0005-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	04	Quality Level 04

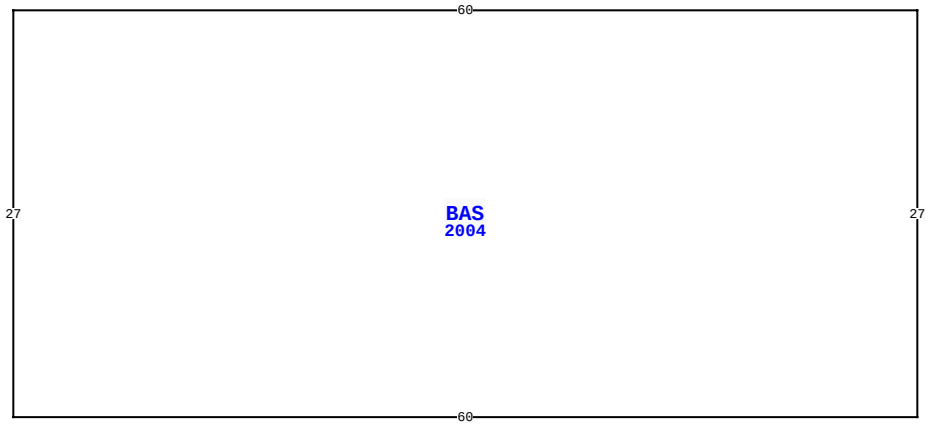
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	81,729
TOTALS	1,620		1,620	81,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	129.3600	97.02	157,172	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



18000 JOHNSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	81,729
TOTAL MARKET OB/XF VALUE	4,123
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	160,852
SOH/AGL Deduction	25,752
ASSESSED VALUE	135,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,100
TOTAL JUST VALUE	160,852
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034230	MH MOVE-ON	0	10/01/2003
W03146	NEW CONSTR	0	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/0005	4/11/2006	WD	Q	I		125,000
GRANTOR: GILLEY ROBERT						
GRANTEE: LLOYD ROGER C JR &						
1198/0302	12/29/2003	WD	U	I	11	122,000
GRANTOR: T S FUNDING INC						
GRANTEE: GILLEY ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S27 E60 N27$.

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	35	14	490.00	SF	10.00	10.00	100	2004	2004	3	22	1,078	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 4,123

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	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS