PT OF SE1/4 OF NW1/4 & PT OF
NE1/4 OF SW1/4 OF
SEC 33-4N-23E IN OR 1454/1307

JOHNSON STACEY L
30850 KNIGHT ROAD
HILLIARD, FL 32046

2024

33-4N-23-0000-0004-0020

BUILDING CHARACTERISTICS

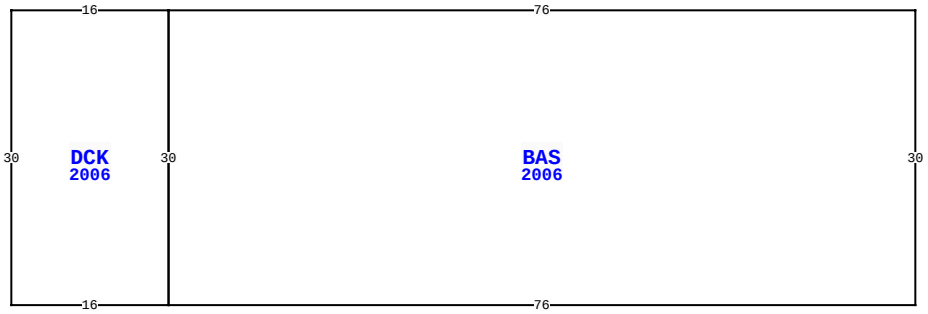
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	2,280	100	2,280	118,639
DCK	480	15	72	3,747
TOTALS	2,760		2,352	122,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,352	128.4800	96.36	226,639	2004	2004	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2007 Heated Area: 2280 HX Base Yr 2007



30850 KNIGHT RD, HILLIARD

BLD DATE	03/13/2007 JH	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		122,385
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		400,300
TOTAL MARKET VALUE		170,145
SOH/AGL Deduction		68,563
ASSESSED VALUE		101,582
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		51,582
TOTAL JUST VALUE		525,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/1307	10/25/2006	WD	U	I	01	100

GRANTOR: SIKES SAMUEL J & HELE

GRANTEE: JOHNSON STACEY L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W76DCK=[YR=2006] W16S30E16 N30$S30E76N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	26.45	AC		1.00	1.00	1.00	555.00	555.00	14,680							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	26.45	AC		1.00	1.00	1.00	14,000.00	14,000.00	370,300							

REVIEW DATE 04/27/2020 BY TWA Total Acres: 27.45 Total Land Value: 44,680 Market: 370,300 Agricultural: 14,680 Common: 30,000 PRINTED 08/06/2024 BY SYS