PT OF SE1/4 OF SW1/4 OF
IN OR 2132/1383
SEC 33-4N-23E IN OR 86/170

JOHNSON MATHEW J
2078 TOMPKINS LANDING RD
HILLIARD, FL 32046

**2024**

**33-4N-23-0000-0006-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

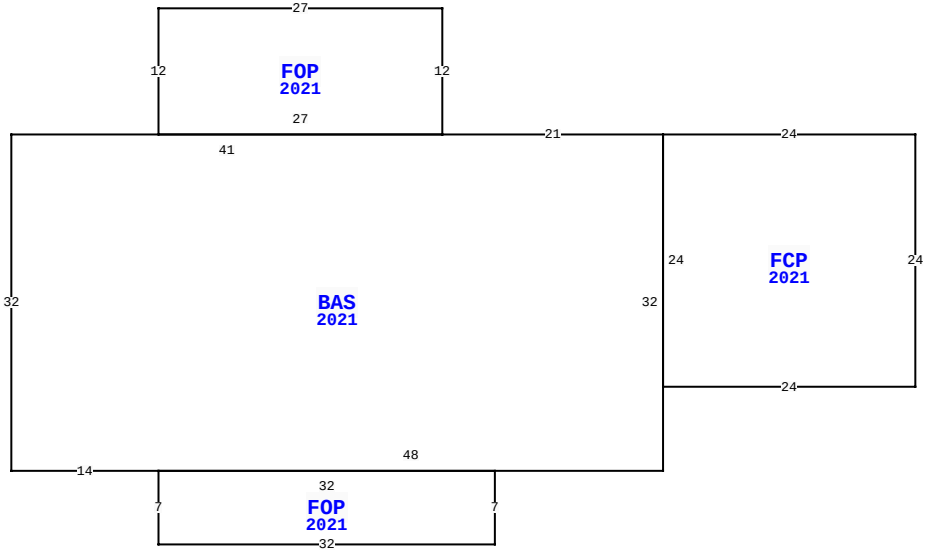
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,984 | 100 | 1,984 | 255,012 |
| FCP | 576 | 25 | 144 | 18,509 |
| FOP | 224 | 30 | 67 | 8,612 |
| FOP | 324 | 30 | 97 | 12,467 |
| TOTALS | 3,108 | | 2,292 | 294,601 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,292 | 103.3410 | 129.18 | 296,081 | 2021 | 2021 | 0 | 0 | 0 | 0.50 | 99.50 |

3 SNGL FAM – 100% - 2018 Heated Area: 1984 HX Base Yr 2018




2078 TOMPKINS LANDING RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | 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 | | 294,601 |
| TOTAL MARKET OB/XF VALUE | | 3,960 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 343,561 |
| SOH/AGL Deduction | | 3,385 |
| ASSESSED VALUE | | 340,176 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 290,176 |
| TOTAL JUST VALUE | | 343,561 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 330,268 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22000288 | CO ISSUED | 0 | 01/06/2022 |
| 21003839 | NEW CONSTR | 287,050 | 03/30/2021 |
| 6888 | CHNGE SRVC | 0 | 08/14/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2132/1383 | 6/30/2017 | WD | Q | I | 01 | 50,000 |

GRANTOR: SIKES COOKIE PR MUSGR

GRANTEE: JOHNSON MATHEW J

## BUILDING NOTES

## BUILDING DIMENSIONS

FCP=[YR=2021] W24 BAS=[YR=2021] W21 FOP=[YR=2021] N12 W27 S12 E27$ W41 S32 E14 FOP=[YR=2021] S7 E32 N7 W32$ E48 N32$ S24 E24 N24$.

## 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 | 0350 | CARPORT WD | 0 | 100 | 24 | 12 | 288.00 | SF | 9.75 | 9.75 | 100 | 2001 | 2001 | 3 | 20 | 562 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 660.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 99 | 3,398 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,960

| 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 | 000115 | C | SFR ACRES | 100 | 0005 | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 0.75 | 30,000.00 | 22,500.00 | 45,000 | | | | | | | |

REVIEW DATE 11/08/2021 BY TW Total Acres: 2.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS