

JOHNSON EDITH JEANETTE L/E/
456375 OLD DIXIE HWY
HILLIARD, FL 32046-8443

34-3N-24-0000-0005-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall		31	HARDIE BRD 100							6500	01	912	86.4000	30.24	27,579	2008	2008	0	0	0	20.00	80.00	VALUATION BY					STANDARD																					
Roof Structur		03	GABLE/HIP 100							2 GARAGE RES - 100% - 2012										Heated Area: 912										HX Base Yr 2012										Tax Group: 4					Tax Dist:				
Roof Cover		05	COMP SHNGL 100							24 38 BAS 2008 24 38															BUILDING MARKET VALUE					191,838																			
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE					14,199																			
Interior Floo		03	CONC FINSH 100																						TOTAL LAND VALUE - MARKET					112,460																			
Air Condition		99	N/A 100																						TOTAL MARKET VALUE					237,838																			
Heating Type			N/A 100																						SOH/AGL Deduction					75,714																			
Bedrooms			0 100																						ASSESSED VALUE					162,124																			
Bathrooms			0 100																						TOTAL EXEMPTION VALUE					HX HB		50,000																	
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE					112,124																			
Stories		1.	1. 100																						TOTAL JUST VALUE					318,497																			
Units			0 100																						NCON VALUE					0																			
Occupancy		00	NONE 100							INCOME VALUE																																							
										PREVIOUS YEAR MKT VALUE					312,778																																		
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	912	100	912	22,063																																													
TOTALS		912	100	912	22,063																																												
EXTRA FEATURES										456375 OLD DIXIE HWY, HILLIARD										BLD DATE		12/23/2008		JH		LGL DATE				06/15/2023		MLU																	
																				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																																	
1	0811	CONCRETE B	0 100	0	0	583.00	SF	3.48	3.48	100	2008	2008	3	89	1,808																																		
2	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864																																		
3	0681	POLE SHED	0 100	20	12	240.00	SF	15.00	15.00	100	2011	2011	3	64	2,304																																		
4	0812	CONCRETE C	0 100	0	0	1,242.00	SF	4.00	4.00	100	2011	2011	3	92	4,571																																		
5	0810	CONCRETE A	0 100	0	0	340.00	SF	6.50	6.50	100	2008	2008	3	89	1,967																																		
6	0351	CARPORT MT	0 100	36	16	576.00	SF	6.30	6.30	100	2016	2016	3	74	2,685																																		
LAND DESCRIPTION										TOTAL OB/XF										14,199																													
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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																																
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	4.34	AC		1.00	1.00	1.00	415.00	415.00	1,801																																
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	4.34	AC		1.00	1.00	1.00	19,000.00	19,000.00	82,460																																
REVIEW DATE	11/08/2021	BY	TWA	Total Acres: 5.34		Total Land Value: 31,801		Market: 82,460		Agricultural: 1,801		Common: 30,000		PRINTED 08/06/2024 BY SYS																																			

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		30		VINYL 100		0800		02		2,591		128.4800		96.36		249,669		2011		2011		0		0		32.00		68.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		3		M/H 94+		- 100%		- 2012				Heated Area: 2040										HX Base Yr 2012		Tax Group: 4					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					191,838				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					14,199				
Interior Floo		14		CARPET 70																										TOTAL LAND VALUE - MARKET					112,460				
Interior Floo		08		SHT VINYL 30																										TOTAL MARKET VALUE					237,838				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					75,714				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					162,124				
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB 50,000				
Bathrooms				2 100																										BASE TAXABLE VALUE					112,124				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					318,497				
Stories		0		0 100																										NCON VALUE					0				
Units				0 100																										INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					312,778				
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		2,040		100		2,040		133,670																															
FOP		55		30		16		1,049																															
FOP		120		30		36		2,359																															
UDG		672		60		403		26,406																															
USP		192		50		96		6,291																															
TOTALS		3,079				2,591		169,775																															
EXTRA FEATURES																																							