PT OR 1415/1446
ROAD RIGHTWAY
UTIL ESMT IN OR 2442-796, OR 253

JOHNSON CALVIN W & JANET H
11859 V C JOHNSON ROAD
JACKSONVILLE, FL 32218

2024

37-3N-23-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9400	RIGHTS-OF-WAY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

PARADISE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	25,175
TOTAL LAND VALUE - MARKET	159
TOTAL MARKET VALUE	25,334
SOH/AGL Deduction	8,946
ASSESSED VALUE	16,388
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,388
TOTAL JUST VALUE	25,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1415/1446	5/30/2006	WD	U	I	01	800,000
GRANTOR: JOHNSON SAMUEL E & KA						
GRANTEE: JOHNSON CALVIN W &						
0341/0761	2/01/1981	MS	U	V		220,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0803	ASPHALT C	0	0	2331	10	23,310.00	SF	2.00	2.00	100	2004	2004	3	54	25,175	

LAND DESCRIPTION

TOTAL OB/XF 25,175

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	009400	C	RIGHTOFWAY	0	0004	OR	0.00	0.00	1.59	AC		1.00	1.00	1.00	100.00	100.00	159							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.59 Total Land Value: 159 Market: 0 Agricultural: 0 Common: 159 PRINTED 08/06/2024 BY SYS