LOT 2
IN OR 1335/1203
PROSPECT LANDING PLANTATION

JOHNSON MICHAEL A
39559 PROSPECT LANDING RD
HILLIARD, FL 32046-8286

2024

40-4N-24-1660-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

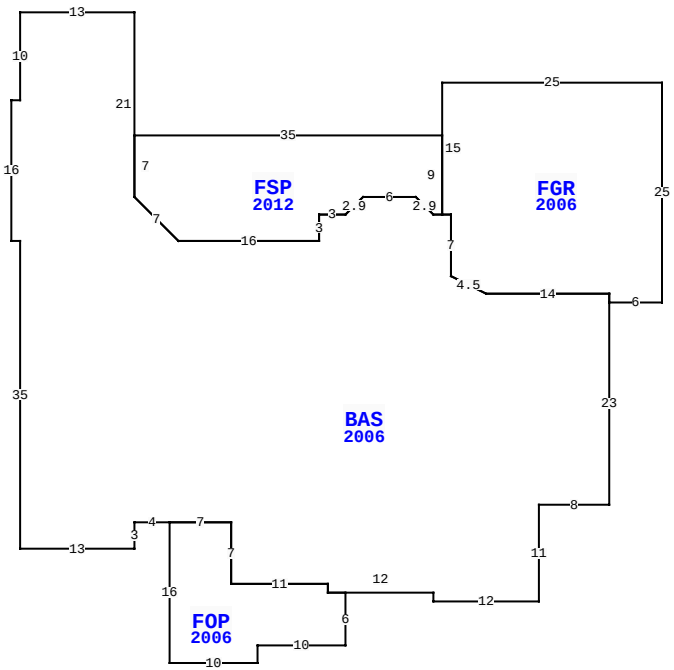
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,772	100	2,772	349,387
FGR	593	55	326	41,090
FOP	207	30	62	7,815
FSP	350	40	140	17,645
TOTALS	3,922		3,300	415,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,300	115.5704	144.46	476,718	2006	2006	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2008 Heated Area: 2772 HX Base Yr 2008



39559 PROSPECT LANDING 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		447,939
TOTAL MARKET OB/XF VALUE		51,239
TOTAL LAND VALUE - MARKET		192,660
TOTAL MARKET VALUE		691,838
SOH/AGL Deduction		380,791
ASSESSED VALUE		311,047
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		261,047
TOTAL JUST VALUE		691,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		677,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327657	SWIM POOL	25,000	09/01/2013
E1326626	ELEC OTHER	0	09/01/2013
M10977	MECH OTHER	0	01/01/2006
P10250	OTHER	0	10/01/2005
E15687	ELEC OTHER	2,500	09/01/2005
C15929	CO ISSUED	197,815	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1335/1203	7/22/2005	QC	U	V	07	100
GRANTOR: JOHNSON SAMUEL E						
GRANTEE: JOHNSON MICHAEL A						
1313/0027	4/28/2005	QC	U	V	01	100
GRANTOR: JOHNSON SAMUEL E						
GRANTEE: JOHNSON MICHAEL A						

BUILDING NOTES

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	1127	BRICK 8"	0	100	0	0	33.00	SF	5.50	5.50	100	2006	2006	3	96	174	
2	0825	BRICK	0	100	0	0	35.00	SF	12.50	12.50	100	2006	2006	3	96	420	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2007	2007	3	31	1,116	
4	1241	WD DECK G	0	100	35	14	490.00	UT	11.50	11.50	100	2007	2007	3	48	2,705	
5	0812	CONCRETE C	0	100	0	0	1,265.00	SF	4.00	4.00	100	2007	2007	3	88	4,453	
6	0861	POOL GUNIT	0	100	32	14	448.00	SF	85.00	85.00	100	2013	2013	3	71	27,037	
7	0855	CONC PAVER	0	100	0	0	690.00	SF	10.00	10.00	100	2013	2013	3	94	6,486	
8	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2013	2013	3	71	4,771	
9	0811	CONCRETE B	0	100	0	0	800.00	SF	5.20	5.20	100	2019	2019	3	98	4,077	

BUILDING DIMENSIONS

BAS=[YR=2006] N11E8N23FGR=[YR=2006] E6N25 W25S15E1S7 D2 R4 E14S1$N1W14 U2 L4 N7W1FSP=[YR=2012] N9W35S7 D5 R5 E16N3E3 U2 R2 E6 D2 R2 E1$W1 U2 L2 W6 D2 L2 W3S3W16 U5 L5 N21W13 S10W1S16E1S35E13N3E4FOP=[YR=2006] S16E10N2E10N6W2N1W11N7W7$E7S7 E11S1E12S1E12$.

LAND DESCRIPTION

TOTAL OB/XF 51,239

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	10.14	AC		1.00	1.00	1.00	19,000.00	19,000.00	192,660							

REVIEW DATE 10/07/2020 BY TWA Total Acres: 10.14 Total Land Value: 192,660 Market: 0 Agricultural: 0 Common: 192,660 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

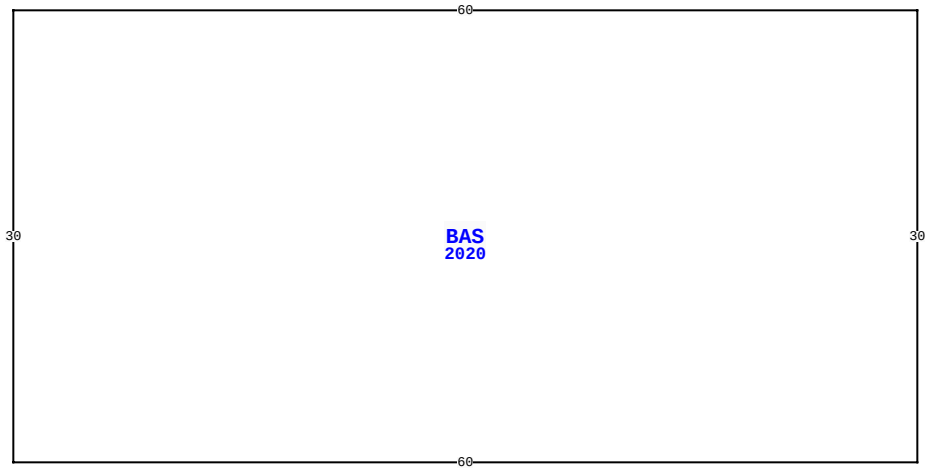
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	32,003
TOTALS	1,800		1,800	32,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,800	52.9000	18.52	33,336	2019	2019	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2008 Heated Area: 1800 HX Base Yr 2008



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TOTAL JUST VALUE		691,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		677,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15929	NEW CONSTR	197,815	08/01/2005
R08146	REPAIR/RRF	13,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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1313/0027	4/28/2005	QC	U	V	01	100
GRANTOR: JOHNSON SAMUEL E						
GRANTEE: JOHNSON MICHAEL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W60 S30 E60 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/07/2020 BY TWA Total Acres: 10.14 Total Land Value: 192,660 Market: 0 Agricultural: 0 Common: 192,660 PRINTED 08/06/2024 BY SYS