PT SEC 44-4N-23E
IN OR 2606/794
(EX PT IN OR 2604/1643)

COCHRANE GRANT WILLIAM
32253 R L JOHNSON RD
HILLIARD, FL 32046

2024

44-4N-23-0000-0001-0060

BUILDING CHARACTERISTICS

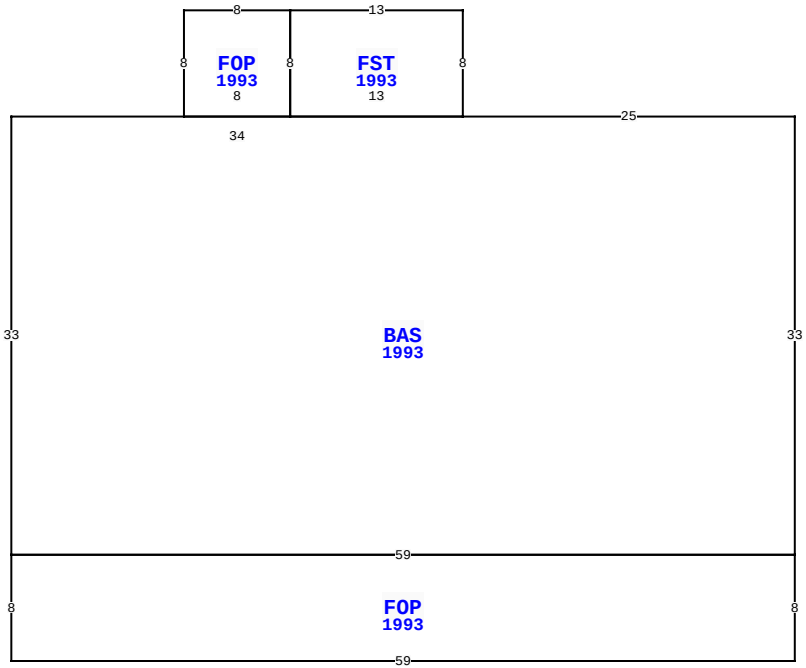
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,947	100	1,947	194,006
FOP	64	30	19	1,893
FOP	472	30	142	14,149
FST	104	55	57	5,679
TOTALS	2,587		2,165	215,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,165	101.8710	127.34	275,691	1984	1994	0	0	0	21.75	78.25

1 SNGL FAM – 100% - 2024 Heated Area: 1947 HX Base Yr 2024



32253 R L JOHNSON RD, HILLIARD

BLD DATE	03/15/2007	JH	LGL DATE	
XF DATE	03/15/2007	JH	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,289
TOTAL MARKET OB/XF VALUE		10,352
TOTAL LAND VALUE - MARKET		250,050
TOTAL MARKET VALUE		319,191
SOH/AGL Deduction		0
ASSESSED VALUE		319,191
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		269,191
TOTAL JUST VALUE		503,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013579	MH MOVE-ON	0	11/28/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2606/0794	12/06/2022	QC	U	I	11	100

GRANTOR: MCINTOSH NANCY LIN &

GRANTEE: COCHRANE GRANT WILL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 FST=[YR=1993] N8 W13 FOP=[YR=1993] W8 S8 E8 N8$ S8 E13$ W34 S33 FOP=[YR=1993] S8 E59 N8 W59$ E59 N33$.

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	1984	1984	3	56	1,960	
2	0681	POLE SHED	0	100	40	32	1,280.00	SF	15.00	15.00	100	1999	1999	3	27	5,184	
3	0811	CONCRETE B	0	100	0	0	807.00	SF	5.20	5.20	100	1987	1987	3	52	2,182	
4	0940	SHEDS/PORT	0	100	24	12	288.00	SF	13.20	13.20	100	2006	2006	3	27	1,026	

LAND DESCRIPTION

TOTAL OB/XF 10,352

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	0007	OR	0.00	0.00	3.35	AC		1.00	1.00	1.00	18,000.00	18,000.00	60,300							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	12.65	AC		1.00	1.00	1.00	415.00	415.00	5,250							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	12.65	AC		1.00	1.00	1.00	15,000.00	15,000.00	189,750							

REVIEW DATE 12/20/2022 BY WWA Total Acres: 16.00 Total Land Value: 65,550 Market: 189,750 Agricultural: 5,250 Common: 60,300 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

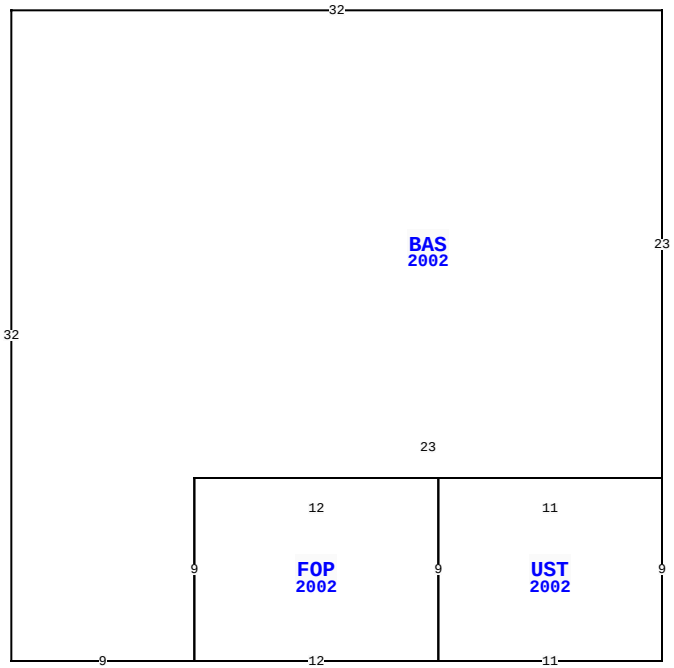
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	817	100	817	25,187
FOP	108	30	32	986
UST	99	45	45	1,387
TOTALS	1,024		894	27,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	894	71.2800	35.64	31,862	2001	2001	0	0	0	13.50	86.50

2 ACCESORY U – 100% - 2024 Heated Area: 817 HX Base Yr 2024



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SALES DATA

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2606/0794	12/06/2022	QC	U	I	11	100

GRANTOR: MCINTOSH NANCY LIN &
GRANTEE: COCHRANE GRANT WILL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W32 S32 E9 FOP=[YR=2002] E12 UST=[YR=2002] E11 N9 W11 S9$ N9 W12 S9$ N9 E23 N23$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/20/2022 BY WWA Total Acres: 16.00 Total Land Value: 65,550 Market: 189,750 Agricultural: 5,250 Common: 60,300 PRINTED 08/06/2024 BY SYS