LOT 1
IN OR 1992/1035
EX ESMT OR 617/844

JOHNSON SAMUEL EDWARD REV TRST/JOHNSON SAMUEL EDWA
PO BOX 598
HILLIARD, FL 32046-0598

2025

40-4N-24-1660-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

39723 PROSPECT LANDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/31/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	30,152
TOTAL LAND VALUE - MARKET	320,645
TOTAL MARKET VALUE	82,186
SOH/AGL Deduction	41,758
ASSESSED VALUE	40,428
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,428
TOTAL JUST VALUE	350,797
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1992/1035	7/08/2015	WD	U	I	11	100
GRANTOR: JOHNSON SAMUEL E						
GRANTEE: JOHNSON SAMUEL EDWA						
1992/1033	7/08/2015	WD	U	I	11	100
GRANTOR: JOHNSON SAMUEL E						
GRANTEE: JOHNSON SAMUEL EDWA						

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	0200	BARN WD 0-	0	0	39	40	1,560.00	SF	20.00	20.00	100	1991	1991	3	20	6,240	
2	0681	POLE SHED	0	0	39	11	429.00	SF	15.00	15.00	100	1993	1993	3	20	1,287	
3	0681	POLE SHED	0	0	39	11	429.00	SF	15.00	15.00	100	1993	1993	3	20	1,287	
4	0803	ASPHALT C	0	0	0	0	7,600.00	SF	1.50	1.50	100	2006	2006	3	56	6,384	
5	0462	ST/AL FNC	0	0	48	6	288.00	SF	10.00	10.00	100	2013	2013	3	68	1,958	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	600.00	600.00	100	2013	2013	3	83	996	
7	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
8	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 30,152

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	AGRICULTURAL	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	19.01	AC		1.00	1.00	1.00	370.00	370.00	7,034							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.01	AC		1.00	1.00	1.00	14,500.00	14,500.00	275,645							

REVIEW DATE 06/15/2020 BY TWA Total Acres: 20.01 Total Land Value: 52,034 Market: 275,645 Agricultural: 7,034 Common: 45,000 PRINTED 07/30/2025 BY SYS