

LOT 2
IN OR 1335/1203
PROSPECT LANDING PLANTATION

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

2025

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	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
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NEIGHBORHOOD/LOC	9001.00
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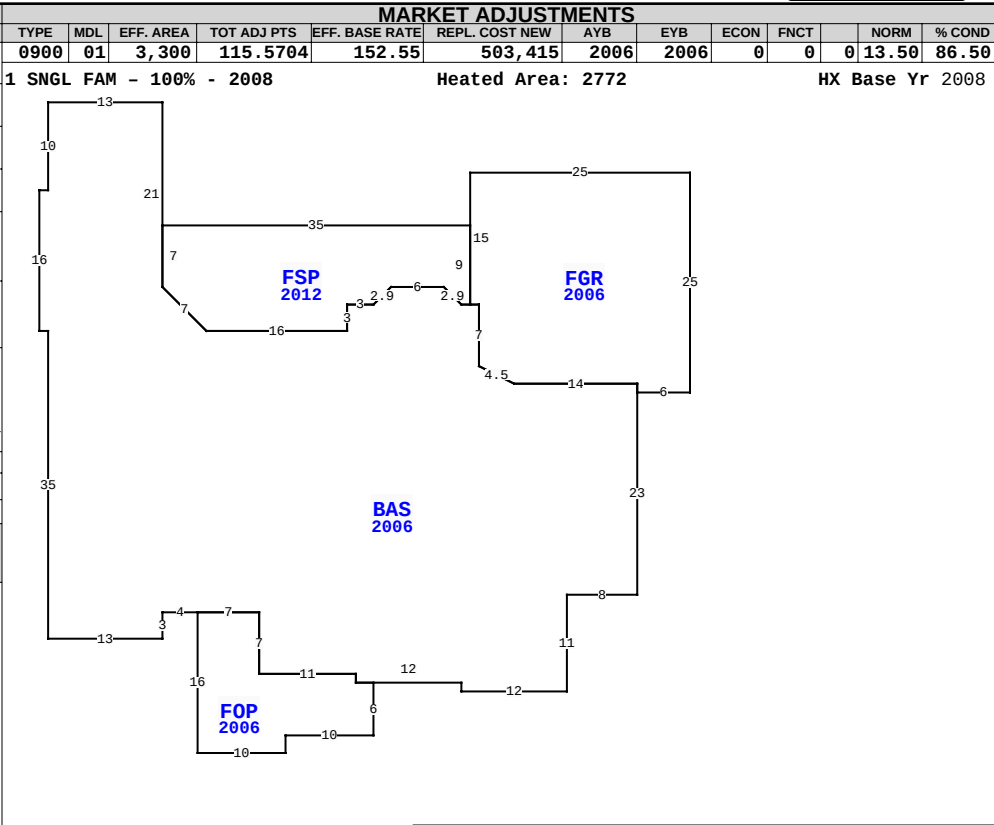
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,772	100	2006	2,772	365,782
FGR	593	55	2006	326	43,017
FOP	207	30	2006	62	8,181
FSP	350	40	2012	140	18,474

TOTALS	3,922			3,300	435,454
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1127	BRICK 8"	0	100	0	0	33.00	SF	5.50
2	0825	BRICK	0	100	0	0	35.00	SF	12.50
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00
4	1241	WD DECK G	0	100	35	14	490.00	UT	11.50
5	0812	CONCRETE C	0	100	0	0	1,265.00	SF	4.00
6	0861	POOL GUNIT	0	100	32	14	448.00	SF	85.00
7	0855	CONC PAVER	0	100	0	0	690.00	SF	10.00
8	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00
9	0811	CONCRETE B	0	100	0	0	800.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	10.14

REVIEW DATE	10/07/2020	BY	TWA
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Total Acres:	10.14
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Total Land Value:	197,730
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Market:	0
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Agricultural:	0
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Common:	197,730
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			468,919
TOTAL MARKET OB/XF VALUE			49,363
TOTAL LAND VALUE - MARKET			197,730
TOTAL MARKET VALUE			716,012
SOH/AGL Deduction			395,945
ASSESSED VALUE			320,667
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			269,345
TOTAL JUST VALUE			716,012
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			691,838

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	Q V	01	100
GRANTOR: JOHNSON SAMUEL E					
GRANTEE: JOHNSON MICHAEL A					

BUILDING NOTES									
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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\$.									

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