

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

40-4N-24-1661-0004-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall25MOD METAL 100

Roof Structur03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior WallN/A 100

Interior Floo03CONC FINSH 100

Air Condition99N/A 100

Heating TypeN/A 100

Bedrooms0100

Bathrooms0100

FrameSTEEL 100

Stories0100

Units0100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE5000IMPROVED AG

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9001.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREAMARKET VALUE

BAS8,72010020068,720114,795

GOF28012520073504,608

TOTALS9,0009,070119,403

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDDPHTH FACT% COND TOT ADJTOT ADJPRICEADJ UNIT PRICELAND VALUETHATFRZ YRCONSRRV

10812CONCRETE C0100003,880.00SF4.004.001002006200638613,347

20504FP-ELECTRIC0100002.00UT2,000.002,000.00100200720073903,600

30812CONCRETE C0100001,508.00SF4.004.00100200720073875,248

40803ASPHALT C0100007,750.00SF1.501.50100200720073586,743

50351CARPORT MT0079393,081.00SF10.0010.00100199319933206,162

60510GARAGE WD-01001616256.00SF35.0035.00100201020103565,018

LAND DESCRIPTIONTOTAL OB/XF40,118

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSDPHTT% COND TOT ADJTOT ADJPRICEADJ UNIT PRICELAND VALUETHATFRZ YRCONSRRV

1005000CAGRICULTURAL1000005OR0.000.001.00AC1.001.001.0045,000.0045,000.0045,000

2005600A TIMBER 3 N S0OR0.000.0037.61AC1.001.001.00390.00390.0014,668

3005902AHARDWOOD SI0OR0.000.0012.00AC1.001.001.00190.00190.002,280

4009910MMARKET VALUE0OR0.000.0049.61AC1.001.001.008,500.008,500.00421,685

REVIEW DATE06/15/2020BYTWATotal Acres: 50.61Total Land Value: 61,948Market: 433,685Agricultural: 16,948Common: 45,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATE REPL. COST NEWAYBEYBECONFNCTNORM%COND

6500019,07048.070017.79161,3552006200600026.0074.00

Garage Area: 14' x 46'

Heated Area: 9000

HX Base Yr 2008

NASSAU COUNTY PROPERTYVALUATION SUMMARY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE704,307

TOTAL MARKET OB/XF VALUE40,118

TOTAL LAND VALUE - MARKET478,685

TOTAL MARKET VALUE806,373

SOH/AGL Deduction335,813

ASSESSED VALUE470,560

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE419,838

TOTAL JUST VALUE1,223,110

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,155,839

Sales DataOFF RECORD NumberDATETYPEINSTQ / U V / I RSN CD SALE PRICE

1995/13117/08/2015WDUII11100

GRANTOR: JOHNSON SAMUEL E & KA

GRANTEE: JOHNSON SAMUEL EDWA

1992/10337/08/2015WDUII11100

GRANTOR: JOHNSON SAMUEL E

GRANTEE: JOHNSON SAMUEL EDWA

BUILDING NOTESBAS=[YR=2006] W46GOF=[YR=2007] W14S20E14 N20SS20W14 S130 E60 N150\$.

BUILDING DIMENSIONS

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