PT OF DELIA BROADWAY GRANT
PT OR 351/70
ESMT OR 1319/769

JOHNSON CALVIN P III & MARLA S
33507 R L JOHNSON RD
HILLIARD, FL 32046

2025

44-4N-23-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

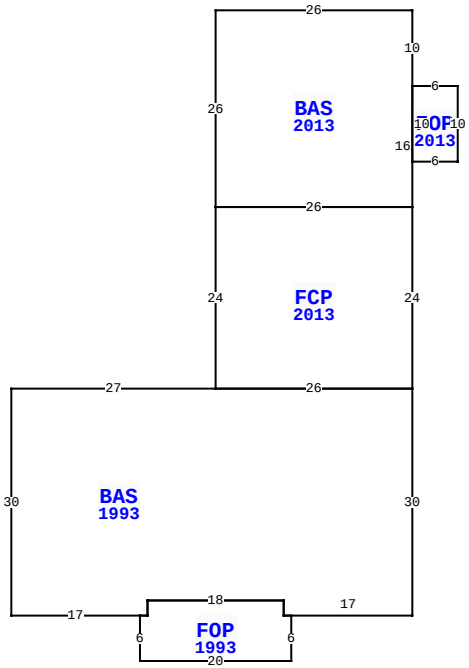
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,554	100	1993	1,554	165,000
BAS	676	100	2013	676	71,776
FCP	624	25	2013	156	16,564
FOP	156	30	1993	47	4,990
FOP	60	30	2013	18	1,911
TOTALS	3,070			2,451	260,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,451	99.0000	130.68	320,297	1993	1999	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 0 Heated Area: 2230 HX Base Yr 1994



33507 RL JOHNSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/21/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,241
TOTAL MARKET OB/XF VALUE		6,365
TOTAL LAND VALUE - MARKET		279,050
TOTAL MARKET VALUE		317,415
SOH/AGL Deduction		171,618
ASSESSED VALUE		145,797
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,075
TOTAL JUST VALUE		545,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25971	NEW CONSTR	0	04/01/2013
M16040	H/AC	0	04/01/2013
E0515011	ELEC OTHER	0	05/01/2005
B0515236	XFOB	0	05/01/2005
4478	H/AC	2,800	01/19/1993
8531	NEW CONSTR	57,800	12/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2013] W6 BAS=[YR=2013] N10 W26 S26 FCP=[YR=2013] S24 BAS=[YR=1993] W27 S30 E17 FOP=[YR=1993] S6 E20 N6 W1 N2 W18 S2 W1$ E1 N2 E18 S2 E17 N30 W26$ E26 N24 W26$ E26 N16$ S10 E6 N10$.

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	0201	BARN WD 10	0	100	39	48	1,872.00	SF	17.00	17.00	100	1987	1987	3	20	6,365	

LAND DESCRIPTION

TOTAL OB/XF 6,365

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	100		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	4.00	AC		1.00	1.00	1.00	370.00	370.00	1,480							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	11.10	AC		1.00	1.00	1.00	390.00	390.00	4,329							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	15.10	AC		1.00	1.00	1.00	15,500.00	15,500.00	234,050							

REVIEW DATE 04/28/2020 BY TWA Total Acres: 16.10 Total Land Value: 50,809 Market: 234,050 Agricultural: 5,809 Common: 45,000 PRINTED 07/30/2025 BY SYS