PT OF DELIA BROADWAY GRANT
IN OR 1573/244

ALTMAN SEAN M & KELLI J
32220 RL JOHNSON RD
HILLIARD, FL 32046

2025

44-4N-23-0000-0001-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 09

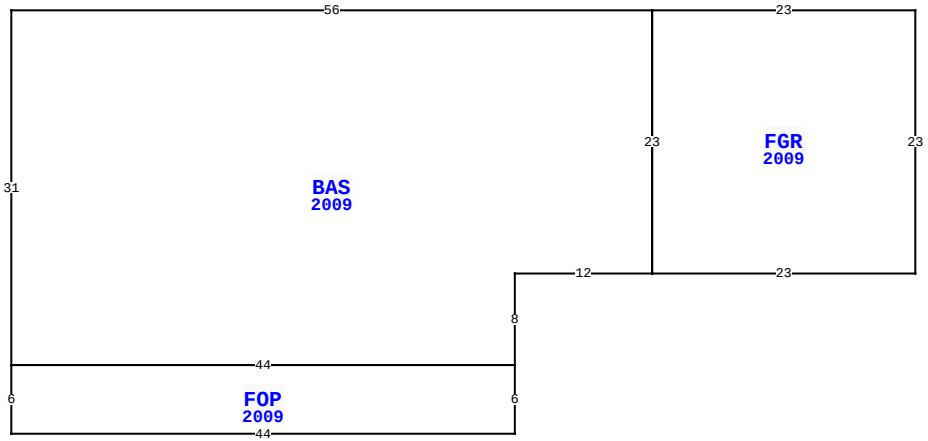
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,640	100	2009	1,640	204,727
FGR	529	55	2009	291	36,327
FOP	264	30	2009	79	9,862
TOTALS	2,433			2,010	250,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,010	134.2257	134.23	269,802	2009	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2010 Heated Area: 1640 HX Base Yr 2010



32220 RL JOHNSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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	49	36	1,764.00	SF	17.00	17.00	100	2005	2005	3	36	10,796	
2	0811	CONCRETE B	0	100	0	0	867.00	SF	5.20	5.20	100	2009	2009	3	89	4,012	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		250,916
TOTAL MARKET OB/XF VALUE		14,808
TOTAL LAND VALUE - MARKET		154,050
TOTAL MARKET VALUE		419,774
SOH/AGL Deduction		232,706
ASSESSED VALUE		187,068
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,346
TOTAL JUST VALUE		419,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22078	CO ISSUED	0	04/15/2009
M14372	MECH OTHER	0	02/01/2009
P13648	OTHER	0	01/01/2009
B0822078	NEW CONSTR	0	12/01/2008
E21454	ELEC OTHER	0	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/0244	6/23/2008	WD	Q	I	06	100

GRANTOR: JOHNSON CALVIN P III

GRANTEE: ALTMAN SEAN M & KEL

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2009] W23 BAS=[YR=2009] W56 S31 FOP=[YR=2009] S6 E44 N6 W44$ E44 N8 E12 N23$ S23 E23 N23$.

LAND DESCRIPTION

TOTAL OB/XF 14,808

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	000100	C	RES	100	0007	OR	0.00	0.00	7.90	AC		1.00	1.00	1.00	19,500.00	19,500.00	154,050							

REVIEW DATE 04/28/2020 BY TWA Total Acres: 7.90 Total Land Value: 154,050 Market: 0 Agricultural: 0 Common: 154,050 PRINTED 07/30/2025 BY SYS