PT NE1/4 OF SEC 9-3N-23E
IN OR 2274/1871

HANSON DALE E & LISA M
17703 PARADISE DR
HILLIARD, FL 32046

2026

09-3N-23-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

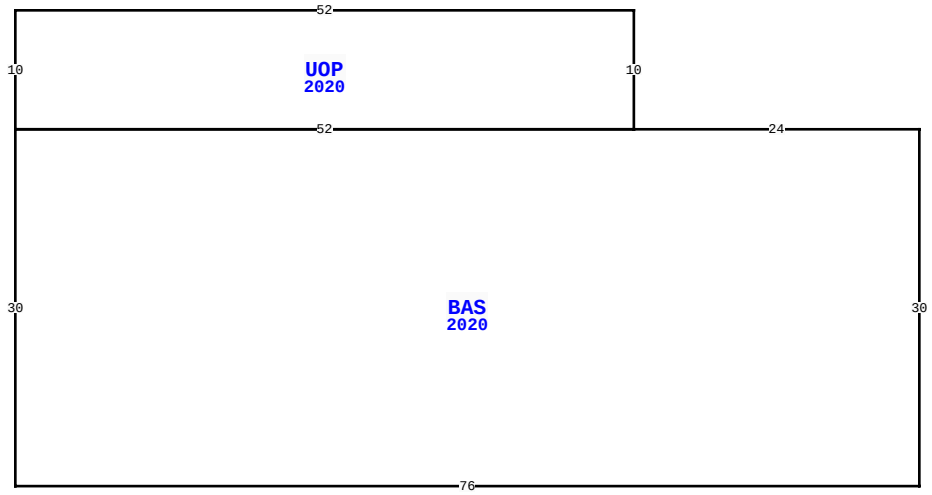
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
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	2,280	100	2020	2,280	149,447
UOP	520	25	2020	130	8,521
TOTALS	2,800			2,410	157,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,410	80.9200	72.83	175,520	2019	2019	0	0	0	10.00	90.00

1 M/H 94+ 100% - 2024 Heated Area: 2280 HX Base Yr 2024



17703 PARADISE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		179,908
TOTAL MARKET OB/XF VALUE		5,184
TOTAL LAND VALUE - MARKET		556,380
TOTAL MARKET VALUE		214,437
SOH/AGL Deduction		0
ASSESSED VALUE		214,437
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,026
TOTAL JUST VALUE		741,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		646,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000464	CO ISSUED	0	01/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2274/1871	5/10/2019	WD	Q	V	02	293,200
GRANTOR: JOHNSON CALVIN W & JA						
GRANTEE: HANSON DALE E & LIS						
1378/0731	1/03/2006	PR	U	I	19	400,000
GRANTOR: HESSENAUER PHYLLIS LE						
GRANTEE: JOHNSON CALVIN W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=20,10] S30 E76 N30 W24 W52 $
UOP=[YR=2020;ORIG=20,10] N10 E52 S10 W52 $
.

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	0680	POLE SHED	0	100	24	24	576.00	SF	10.00	10.00	100	2024	2021		90	5,184	

LAND DESCRIPTION

TOTAL OB/XF 5,184

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	11,000.00	11,000.00	11,000							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	49.58	AC		1.00	1.00	1.00	370.00	370.00	18,345							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	49.58	AC		1.00	1.00	1.00	11,000.00	11,000.00	545,380							

REVIEW DATE 07/24/2024 BY WW Total Acres: 50.58 Total Land Value: 29,345 Market: 545,380 Agricultural: 18,345 Common: 11,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

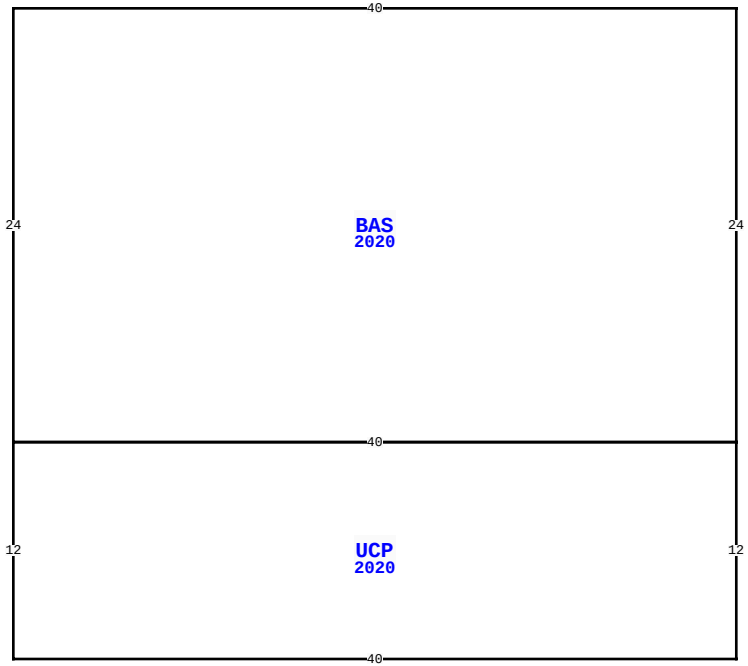
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2020	960	19,945
UCP	480	20	2020	96	1,995
TOTALS	1,440			1,056	21,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,056	56.0740	21.87	23,095	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2024 Heated Area: 960 HX Base Yr 2024



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GRANTOR: HESSENAUER PHYLLIS LE						
GRANTEE: JOHNSON CALVIN W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 S24 UCP=[YR=2020] S12 E40 N12 W40$ E40 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/24/2024 BY WW Total Acres: 50.58 Total Land Value: 29,345 Market: 545,380 Agricultural: 18,345 Common: 11,000 PRINTED 07/09/2026 BY SYS