

NW1/4 OF NE1/4 IN OR 794/483  
EX PAR 2-2 2-3 & 2-4  
MH/ID # 1HFL951150A &

BLALOCK RICKY B  
18359 JOHNSON ROAD  
HILLIARD, FL 32046

2026

22-4N-23-0000-0002-0010



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 30               | VINYL 100        |      |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100    |      |              |                      |
| Roof Cover               | 12               | MODULAR MT 100   |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floor           | 14               | CARPET 80        |      |              |                      |
| Interior Floor           | 08               | SHT VINYL 20     |      |              |                      |
| 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            |      |              |                      |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
| Quality                  | 03               | Quality Level 03 |      |              |                      |
| 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                      | 1,512            | 100              | 1999 | 1,512        | 70,413               |
| UOP                      | 336              | 25               | 2007 | 84           | 3,912                |
| UOP                      | 672              | 25               | 2007 | 168          | 7,824                |
|                          |                  |                  |      |              |                      |
| TOTALS                   | 2,520            |                  |      | 1,764        | 82,149               |

| MARKET ADJUSTMENTS |     |             |             |                |                   |      |      |      |                 |         |        |
|--------------------|-----|-------------|-------------|----------------|-------------------|------|------|------|-----------------|---------|--------|
| TYPE               | MDL | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB  | EYB  | ECON | FNCT            | NORM    | % COND |
| 0800               | 02  | 1,764       | 123.2000    | 110.88         | 195,592           | 1995 | 2000 | 0    | 0               | 0 58.00 | 42.00  |
| 1 M/H 94+          |     | 100% - 2001 |             |                | Heated Area: 1512 |      |      |      | HX Base Yr 2001 |         |        |

UOP  
2007

BAS  
1999

UOP  
2007

|          |  |           |            |    |
|----------|--|-----------|------------|----|
| BLD DATE |  | LGL DATE  | 05/12/2026 | ML |
| XF DATE  |  | LAND DATE |            |    |

| NASSAU COUNTY PROPERTY    |  |  |           | PAGE 1 of 2 |  | 4        |
|---------------------------|--|--|-----------|-------------|--|----------|
| VALUATION SUMMARY         |  |  |           |             |  |          |
| VALUATION BY              |  |  |           |             |  | STANDARD |
| Tax Group: 4              |  |  | Tax Dist: |             |  |          |
| BUILDING MARKET VALUE     |  |  |           |             |  | 189,312  |
| TOTAL MARKET OB/XF VALUE  |  |  |           |             |  | 15,177   |
| TOTAL LAND VALUE - MARKET |  |  |           |             |  | 260,000  |
| TOTAL MARKET VALUE        |  |  |           |             |  | 247,954  |
| SOH/AGL Deduction         |  |  |           |             |  | 35,052   |
| ASSESSED VALUE            |  |  |           |             |  | 212,902  |
| TOTAL EXEMPTION VALUE     |  |  | HX HB     |             |  | 51,411   |
| BASE TAXABLE VALUE        |  |  |           |             |  | 161,491  |
| TOTAL JUST VALUE          |  |  |           |             |  | 464,489  |
| NCON VALUE                |  |  |           |             |  | 0        |
| INCOME VALUE              |  |  |           |             |  |          |
| PREVIOUS YEAR MKT VALUE   |  |  |           |             |  | 595,838  |
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| EXTRA FEATURES     |            |             |         |    |    |          |    |       |                |           |         |
|--------------------|------------|-------------|---------|----|----|----------|----|-------|----------------|-----------|---------|
| L N                | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 2                  | 0681       | POLE SHED   | 0 100   | 16 | 13 | 208.00   | SF | 15.00 | 15.00          | 100       | 2006    |
| 3                  | 0681       | POLE SHED   | 0 100   | 64 | 40 | 2,560.00 | SF | 11.25 | 11.25          | 100       | 2002    |
| 4                  | 0350       | CARPORT WD  | 0 100   | 14 | 14 | 196.00   | SF | 13.00 | 13.00          | 100       | 2002    |
| 5                  | 0300       | BOAT DCK W  | 0 100   | 30 | 10 | 300.00   | SF | 20.00 | 20.00          | 100       | 2004    |
| 6                  | 1242       | WD DECK A   | 0 100   | 0  | 0  | 879.00   | SF | 10.00 | 10.00          | 100       | 2001    |
| 7                  | 0350       | CARPORT WD  | 0 100   | 24 | 18 | 432.00   | SF | 8.58  | 8.58           | 100       | 2004    |
| 8                  | 0510       | GARAGE WD-  | 0 100   | 18 | 15 | 270.00   | SF | 17.50 | 17.50          | 100       | 1999    |
| TOTAL OB/XF 15,177 |            |             |         |    |    |          |    |       |                |           |         |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 005000   | C   | AGRICULTURAL         | 100 | 0005 | OR       | 0.00  | 0.00  | 3.00        | AC        | 1.00 |
| 2                | 005600   | A   | TIMBER 3 N S         | 0   |      | OR       | 0.00  | 0.00  | 7.00        | AC        | 1.00 |
| 3                | 005902   | A   | HARDWOOD SI          | 0   |      | OR       | 0.00  | 0.00  | 10.00       | AC        | 1.00 |
| 4                | 009910   | M   | MARKET VALUE         | 0   |      | OR       | 0.00  | 0.00  | 17.00       | AC        | 1.00 |
| TOTAL ADJ 1.00   |          |     |                      |     |      |          |       |       |             |           |      |

| TOTAL OB/XF 15,177 |            |                |            |                             |      |         |      |     |    |        |  |
|--------------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| TOT ADJ            | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |
| 1.00               | 13,000.00  | 13,000.00      | 39,000     |                             |      |         |      |     |    |        |  |
| 1.00               | 395.00     | 395.00         | 2,765      |                             |      |         |      |     |    |        |  |
| 1.00               | 170.00     | 170.00         | 1,700      |                             |      |         |      |     |    |        |  |
| 1.00               | 13,000.00  | 13,000.00      | 221,000    |                             |      |         |      |     |    |        |  |

**BLALOCK RICKY B**  
18359 JOHNSON ROAD  
HILLIARD, FL 32046

# 2026

[illegible]