LOT 3
IN OR 2505/1851
JOHNSONS LAKE EST UNR

DYER STEPHEN B
75474 JOHNSON LAKE RD
YULEE, FL 32097

2023

18-2N-27-4315-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

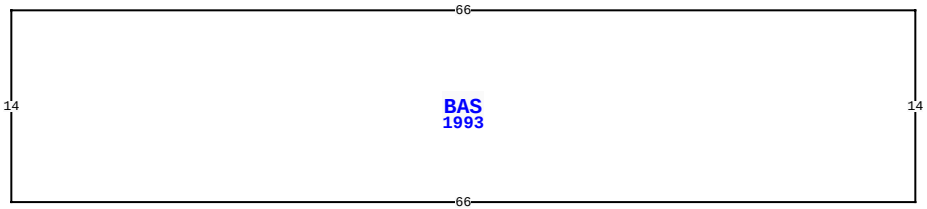
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	13,886
TOTALS	924		924	13,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	924	115.6000	75.14	69,429	1987	1987	0	0	25	70.00	20.00

1 M/H 93- – 100% - 2023 Heated Area: 924 HX Base Yr 2023



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		42,109
TOTAL MARKET OB/XF VALUE		1,491
TOTAL LAND VALUE - MARKET		165,200
TOTAL MARKET VALUE		208,800
SOH/AGL Deduction		0
ASSESSED VALUE		208,800
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		158,800
TOTAL JUST VALUE		208,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009400	DEMOLITION	4,000	06/21/2022
20011804	MTL GAR	50,715	11/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2505/1851	10/14/2021	WD	U	I	11	100
GRANTOR: LOGAN RANDY						
GRANTEE: DYER STEPHEN B						
0975/0228	3/13/2001	WD	Q	I		75,000
GRANTOR: GORE MARK A & MICHELL						
GRANTEE: LOGAN RANDY						

75474 JOHNSON LAKE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14 $.

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
3	0300	BOAT DCK W	0	100	24	3	72.00	SF	40.00	40.00	100	1995	1995	3	24	691	
4	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 1,491

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	000133	C	SFR LAKE	100	0006	RM	0.00	0.00	4.72	AC		1.00	1.00	1.00	35,000.00	35,000.00	165,200							

REVIEW DATE 11/09/2022 BY NW Total Acres: 4.72 Total Land Value: 165,200 Market: 0 Agricultural: 0 Common: 165,200 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

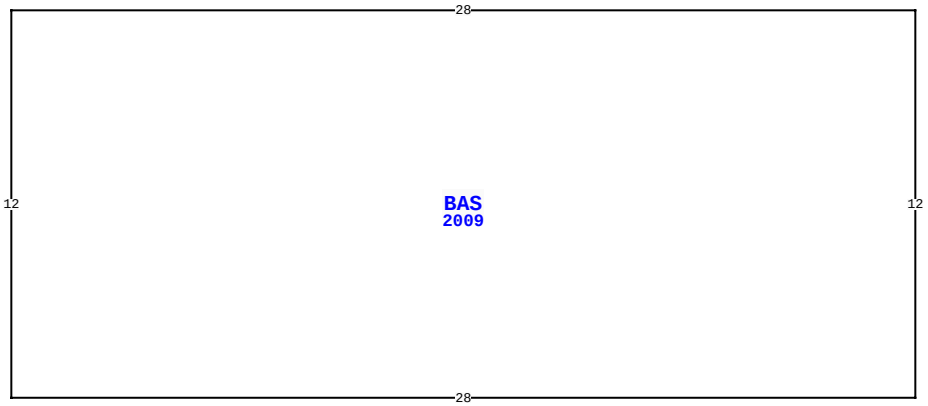
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100	336	6,830
TOTALS	336		336	6,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0810	02	336	88.0000	61.60	20,698	2005	2005	0	0	25	42.00	33.00

2 M/H ADDTN – 0% - 2023 Heated Area: 336 HX Base Yr 2023



75474 JOHNSON LAKE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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TOTAL LAND VALUE - MARKET		165,200
TOTAL MARKET VALUE		208,800
SOH/AGL Deduction		0
ASSESSED VALUE		208,800
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		158,800
TOTAL JUST VALUE		208,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2505/1851	10/14/2021	WD	U	I	11	100
GRANTOR: LOGAN RANDY						
GRANTEE: DYER STEPHEN B						
0975/0228	3/13/2001	WD	Q	I		75,000
GRANTOR: GORE MARK A & MICHELL						
GRANTEE: LOGAN RANDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W28 S12 E28 N12$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/09/2022 BY NW Total Acres: 4.72 Total Land Value: 165,200 Market: 0 Agricultural: 0 Common: 165,200 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

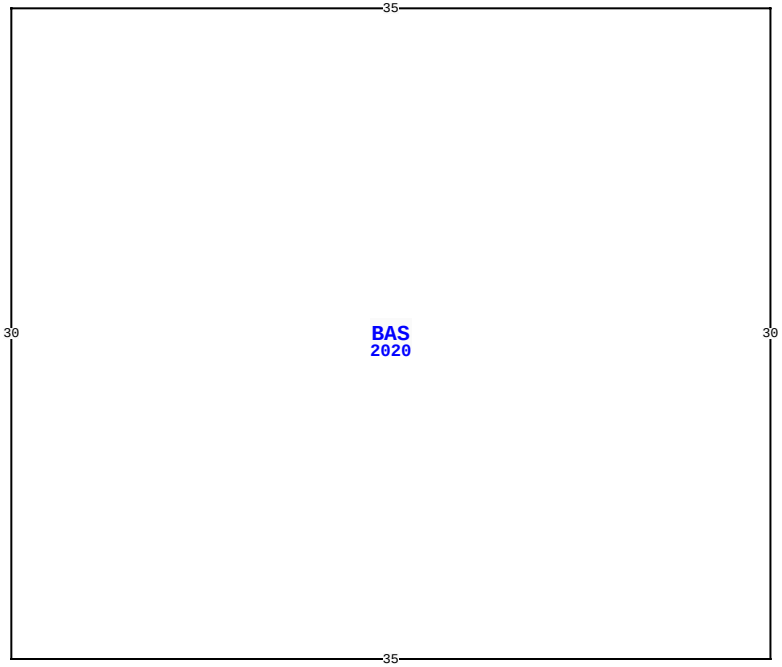
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	21,393
TOTALS	1,050		1,050	21,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,050	59.4000	20.79	21,830	2020	2020	0	0	0	2.00	98.00

3 GARAGE RES – 100% - 2023 Heated Area: 1050 HX Base Yr 2023



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GRANTOR: LOGAN RANDY						
GRANTEE: DYER STEPHEN B						
0975/0228	3/13/2001	WD	Q	I		75,000
GRANTOR: GORE MARK A & MICHELL						
GRANTEE: LOGAN RANDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W35 S30 E35 N30$.

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 11/09/2022 BY NW Total Acres: 4.72 Total Land Value: 165,200 Market: 0 Agricultural: 0 Common: 165,200 PRINTED 08/02/2023 BY SYS