LOT 8
IN OR 198 PG 688
2011 FLEE DW/MH

CARTER VIOLET H
75558 JOHNSON LAKE RD
YULEE, FL 32097

**2023**

**18-2N-27-4315-0008-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 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 | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

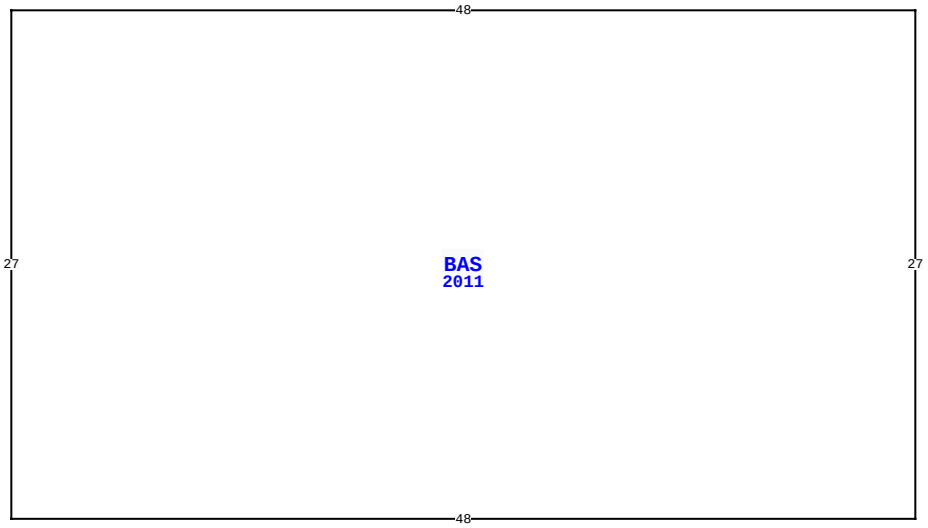
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5010.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,296 | 100 | 1,296 | 74,427 |
| TOTALS | 1,296 | | 1,296 | 74,427 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,296 | 117.2000 | 82.04 | 106,324 | 2011 | 2011 | 0 | 0 | 0 | 30.00 | 70.00 |

2 M/H 94+ – 100% - 2012 Heated Area: 1296 HX Base Yr 2012




75558 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: | |
| BUILDING MARKET VALUE | | 74,427 |
| TOTAL MARKET OB/XF VALUE | | 2,899 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 142,326 |
| SOH/AGL Deduction | | 84,996 |
| ASSESSED VALUE | | 57,330 |
| TOTAL EXEMPTION VALUE | HX HB WX VX | 42,330 |
| BASE TAXABLE VALUE | | 15,000 |
| TOTAL JUST VALUE | | 142,326 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 121,369 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C5317 | CO ISSUED | 0 | 01/05/2011 |
| M15808 | H/AC | 0 | 12/01/2010 |
| P14565 | NEW CONSTR | 0 | 12/01/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1718/0475 | 12/06/2010 | WD | U | I | 34 | 4,800 |
| GRANTOR: ZELL DONALD D | | | | | | |
| GRANTEE: CARTER VIOLET H | | | | | | |
| 0198/0688 | 1/01/1975 | AA | Q | V | | 4,400 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2011] W48 S27 E48 N27$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 1242 | WD DECK A | 0 | 100 | 12 | 7 | 84.00 | SF | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 55 | 462 | |
| 7 | 0811 | CONCRETE B | 0 | 100 | 42 | 12 | 504.00 | SF | 5.20 | 5.20 | 100 | 2011 | 2011 | 3 | 93 | 2,437 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,899

| 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 | 75.00 | 152.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 05/31/2022 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS