LOT 11 R674030
IN OR 2267/1121
JOHNSONS LAKE EST UNR

MIKUS ANTHONY & EDIE
44209 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

18-2N-27-4315-0011-0000

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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

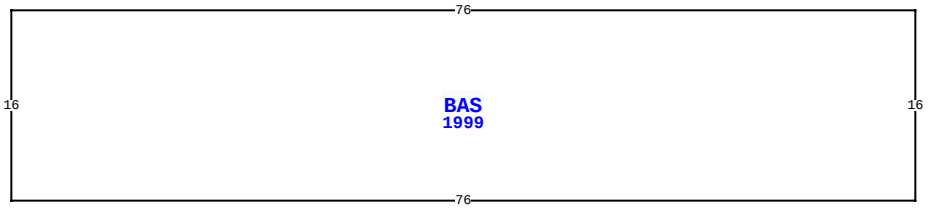
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	30,662
TOTALS	1,216		1,216	30,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
0800	02	1,216	116.2000	81.34	98,909	1999	1999	0	0	15	54.00	31.00

1 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



75596 JOHNSON LAKE RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	30,662
TOTAL MARKET OB/XF VALUE	2,047
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	97,709
SOH/AGL Deduction	33,310
ASSESSED VALUE	64,399
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,399
TOTAL JUST VALUE	97,709
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992603	MH MOVE-ON	0	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2267/1121	4/04/2019	WD	Q	I	01	63,000
GRANTOR: NABORS TAINA						
GRANTEE: MIKUS ANTHONY & EDI						
2167/0532	12/19/2017	QC	U	I	11	100
GRANTOR: NABORS MARTY R						
GRANTEE: NABORS TAINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S16 E76 N16$.

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	0810	CONCRETE A	0	0	10	50	500.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,934	
2	0810	CONCRETE A	0	0	20	11	220.00	SF	0.65	0.65	100	1999	1999	3	79	113	

LAND DESCRIPTION

TOTAL OB/XF 2,047

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	0		RM	100.00	177.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/27/2020 BY NWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS