LOT 12
IN OR 1929/1499
2000 GENA TW/MH

GIRGIS ROGER IRREV TRUST/CATHY L ATEN TRUSTEE
75614 JOHNSON LAKE RD
YULEE, FL 32097

2023

18-2N-27-4315-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

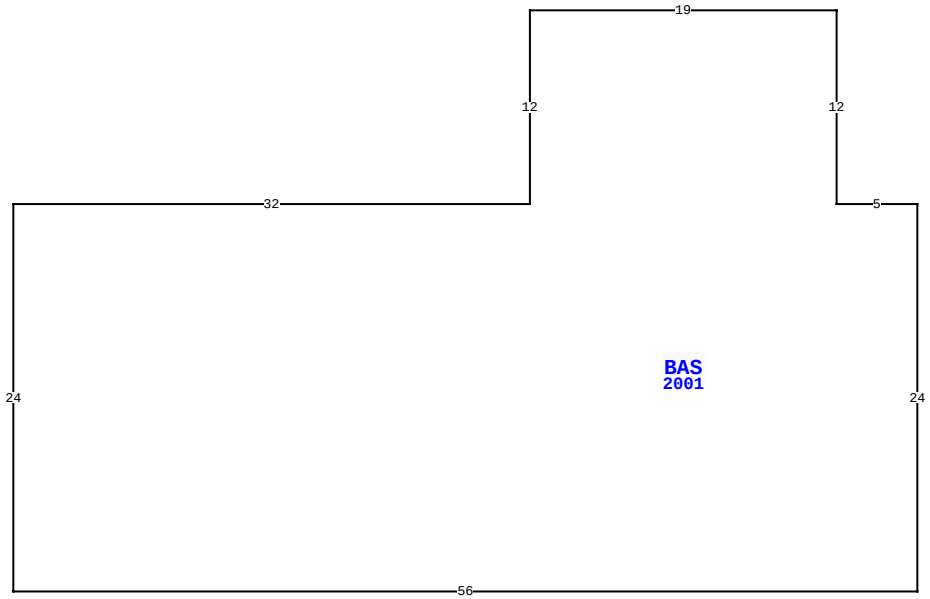
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,572	100	1,572	78,758
TOTALS	1,572		1,572	78,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,572	123.4000	86.38	135,789	2000	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2015 Heated Area: 1572 HX Base Yr 2015



75614 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		78,758
TOTAL MARKET OB/XF VALUE		9,335
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		153,093
SOH/AGL Deduction		82,854
ASSESSED VALUE		70,239
TOTAL EXEMPTION VALUE	HX HB	45,239
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		153,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327257	XFOB	0	06/01/2013
R1313495	ROOF	204	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1929/1499	7/23/2014	SW	U	I	11	100
GRANTOR: GIRGIS ROGER						
GRANTEE: ATEN CATHY L TRUSTE						
1460/1734	11/22/2006	QC	U	I	06	100
GRANTOR: TUCKER DEWAYNE EDWARD						
GRANTEE: GIRGIS ROGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W5 N12 W19 S12 W32 S24 E56 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
1	0940	SHEDS/PORT	0	100	8	20	160.00	SF	20.10	20.10	100	1980	1980	3	20	643	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
4	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2005	2005	3	27	346	
5	0752	USP	0	100	0	0	400.00	SF	15.00	15.00	100	2010	2010	3	64	3,840	
6	0300	BOAT DCK W	0	100	0	0	440.00	SF	12.00	12.00	100	2000	2000	3	29	1,531	

LAND DESCRIPTION

TOTAL OB/XF 9,335

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		RM	100.00	188.00	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