LOTS 30 & N1/2 OF 31
IN OR 2318/746
JOHNSONS LAKE EST UNR

KEENER THOMAS H/KEENER SHERYL MALONE
75684 JOHNSON LAKE ROAD
YULEE, FL 32097-7283

2023

18-2N-27-4315-0030-0000

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	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

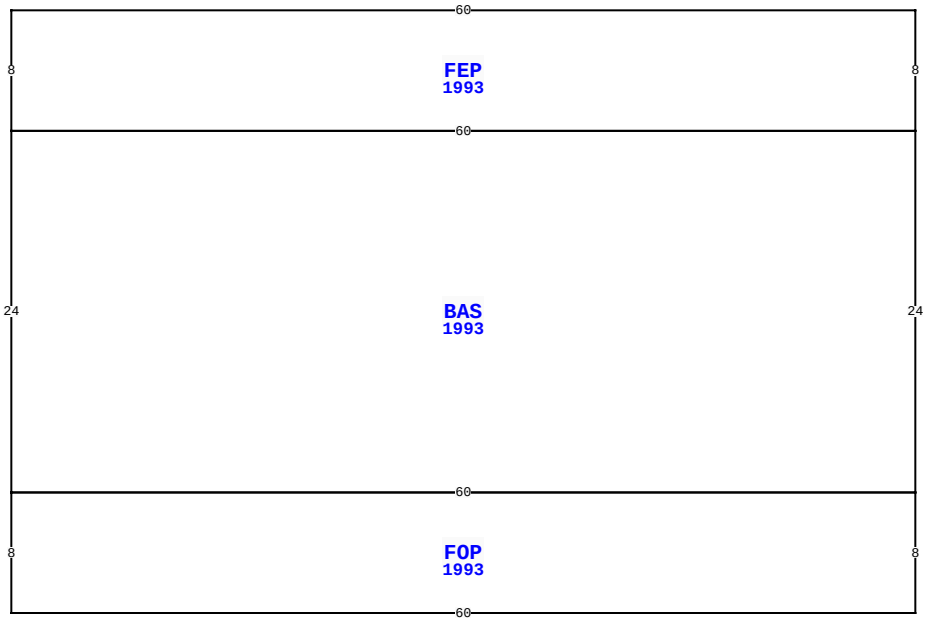
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	33,977
FEP	480	85	408	9,627
FOP	480	30	144	3,398
TOTALS	2,400		1,992	47,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,992	121.0000	78.65	156,671	1971	1976	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1848 HX Base Yr 2022



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		54,485
TOTAL MARKET OB/XF VALUE		1,789
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		121,274
SOH/AGL Deduction		9,765
ASSESSED VALUE		111,509
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		61,509
TOTAL JUST VALUE		121,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2318/0746	11/01/2019	FJ	U	I	19	0
GRANTOR: KEENER THOMAS EST						
GRANTEE: KEENER THOMAS H						
0242/0055	6/01/1977	WD	U	V		4,000
GRANTOR:						
GRANTEE:						

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

75684 JOHNSON LAKE RD, YULEE

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,278.00	SF	4.00	4.00	100	1980	1980	3	35	1,789	

BUILDING DIMENSIONS

FEP=[YR=1993] W60 S8 BAS=[YR=1993] S24 FOP=[YR=1993] S8 E60 N8 W60$ E60 N24 W60$ E60 N8$.

LAND DESCRIPTION

TOTAL OB/XF 1,789

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	130.00	190.00	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

LOTS 30 & N1/2 OF 31
IN OR 2318/746
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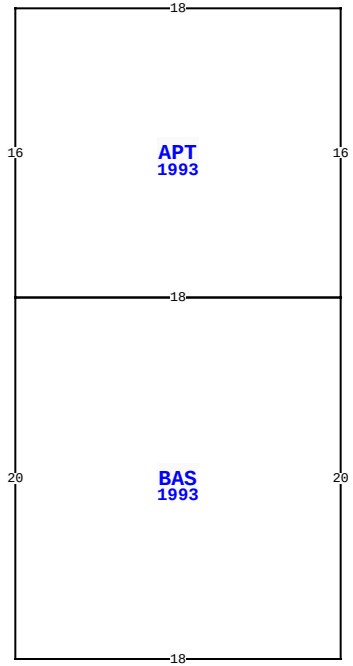
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 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
APT	288	100	288	3,327
BAS	360	100	360	4,158
TOTALS	648		648	7,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	648	66.0000	23.10	14,969	1982	1987	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2022 Heated Area: 648 HX Base Yr 2022



75684 JOHNSON LAKE RD, YULEE

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

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GRANTEE: KEENER THOMAS H						
0242/0055	6/01/1977	WD	U	V		4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W18 S16 BAS=[YR=1993] S20 E18 N20 W18$ E18 N16$.

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 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