LOTS 32 & S1/2 OF 31
IN OR 754 PG 1831
R673605 & R673606

PIERCE GROVER D JR
75702 JOHNSON LAKE RD E
YULEE, FL 32041-0852

2023

18-2N-27-4315-0032-0000

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	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	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

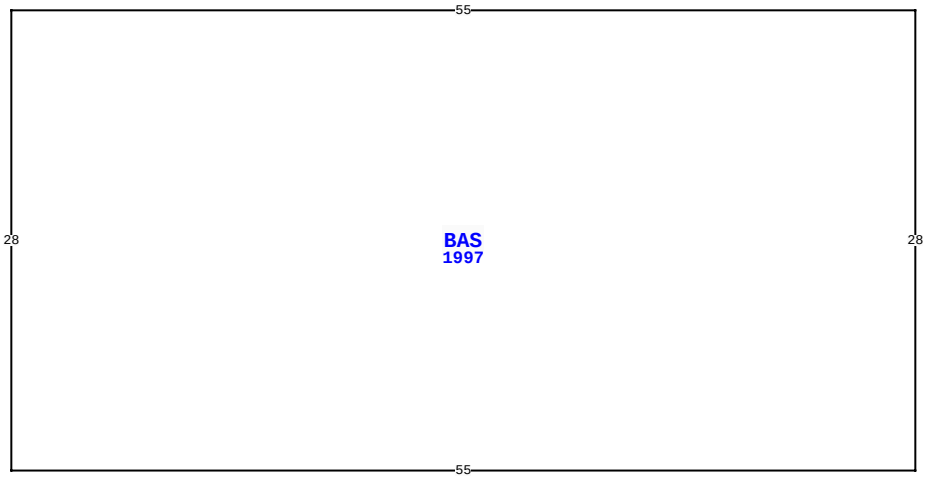
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	1,540	36,997
TOTALS	1,540		1,540	36,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,540	123.2000	80.08	123,323	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1997 Heated Area: 1540 HX Base Yr 1997



75702 JOHNSON LAKE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		36,997
TOTAL MARKET OB/XF VALUE		1,432
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		103,429
SOH/AGL Deduction		49,457
ASSESSED VALUE		53,972
TOTAL EXEMPTION VALUE	HX HB	28,972
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		103,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971952	MH MOVE-ON	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0754/1831	3/25/1996	QC	U	I	01	100

GRANTOR: PIERCE MACY MARIE
GRANTEE: PIERCE GROVER D JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W55 S28 E55 N28$.

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
4	0300	BOAT DCK W	0	100	10	10	100.00	SF	40.00	40.00	100	1990	1990	3	20	800	
6	0751	UOP	0	100	8	12	96.00	SF	10.00	10.00	100	1999	1999	3	28	269	
7	0351	CARPORT MT	0	100	28	20	324.00	SF	5.60	5.60	100	1999	1999	3	20	363	

LAND DESCRIPTION

TOTAL OB/XF 1,432

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	150.00	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