LOT 34
IN OR 1001/1412
R621817 & R621818

DYKES WALTER LEO
75734 JOHNSON LAKE ROAD
YULEE, FL 32097

**2023**

**18-2N-27-4315-0034-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

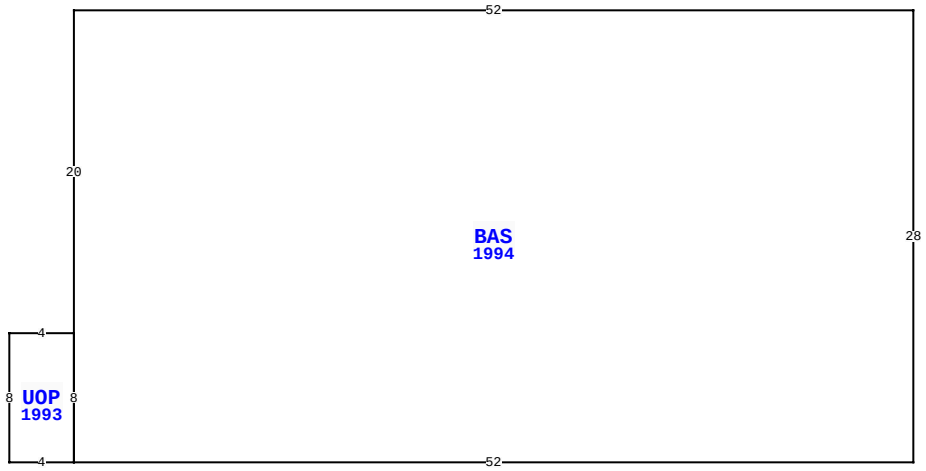
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,456 | 100 | 1,456 | 35,957 |
| UOP | 32 | 25 | 8 | 198 |
| TOTALS | 1,488 | | 1,464 | 36,155 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,464 | 117.6000 | 82.32 | 120,516 | 1994 | 1994 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 94+ – 100% - 2002 Heated Area: 1456 HX Base Yr 2002




75734 JOHNSON LAKE RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 36,155 |
| TOTAL MARKET OB/XF VALUE | | 6,685 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 107,840 |
| SOH/AGL Deduction | | 48,609 |
| ASSESSED VALUE | | 59,231 |
| TOTAL EXEMPTION VALUE | HX HB | 34,231 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 107,840 |
| NCON VALUE | | 288 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 97,696 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 94-746 | MH MOVE-ON | 0 | 12/01/1994 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1001/1412 | 8/07/2001 | WD | Q | I | | 70,000 |
| GRANTOR: WOOD BETTY C | | | | | | |
| GRANTEE: DYKES WALTER LEO | | | | | | |
| 0720/1028 | 12/21/1994 | WD | U | V | 06 | 100 |
| GRANTOR: MARTYN ROBERT H & DOR | | | | | | |
| GRANTEE: WOOD BETTY C | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1994] W52 S20 UOP=[YR=1993] W4 S8 E4 N8$ S8 E52 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1994 | 1994 | 3 | 77 | 2,695 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 256.00 | SF | 10.00 | 10.00 | 100 | 1996 | 1996 | 3 | 20 | 512 | |
| 4 | 0754 | FOP | 0 | 100 | 12 | 8 | 96.00 | SF | 15.00 | 15.00 | 100 | 1997 | 1997 | 3 | 20 | 288 | |
| 5 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 275.00 | SF | 40.00 | 40.00 | 100 | 2000 | 2000 | 3 | 29 | 3,190 | |

### LAND DESCRIPTION

TOTAL OB/XF 6,685

| 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 | 200.00 | 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