LOTS 37 & 38
OR 108/260 & OR 114/436
JOHNSONS LAKE EST UNR

TAYLOR LESSIE
75782 JOHNSON LAKE ROAD
YULEE, FL 32097-7285

2023

18-2N-27-4315-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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

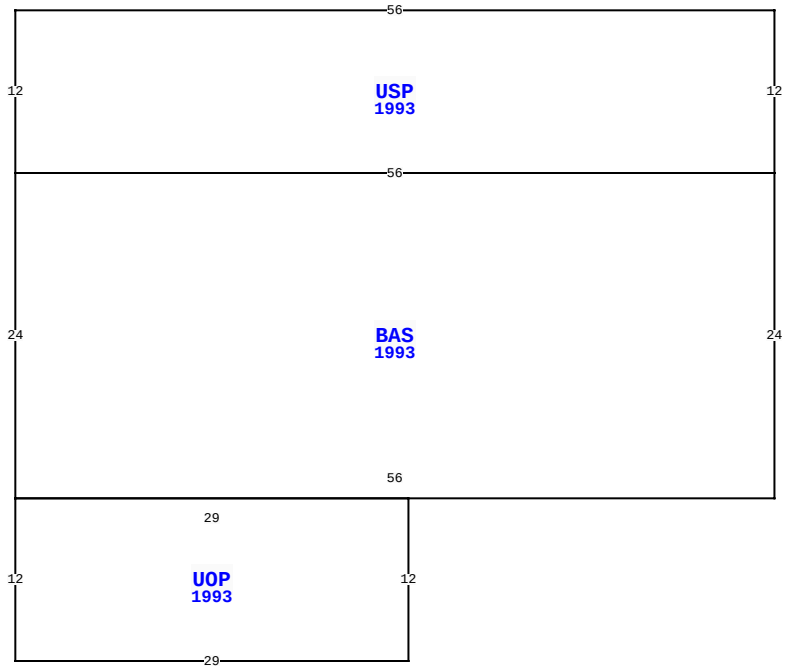
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	26,470
UOP	348	25	87	1,714
USP	672	50	336	6,617
TOTALS	2,364		1,767	34,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,767	101.0000	65.65	116,004	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1344 HX Base Yr



75782 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		34,801
TOTAL MARKET OB/XF VALUE		13,131
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		177,932
SOH/AGL Deduction		109,610
ASSESSED VALUE		68,322
TOTAL EXEMPTION VALUE	HX HB WX SX	68,322
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		177,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 UOP=[YR=1993] S12 E29 N12W29$ E56 N24$
USP=[YR=1993] N12 W56 S12E56$.

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	0811	CONCRETE B	0	100	0	0	725.00	SF	5.20	5.20	100	1972	1972	3	24	905	
2	0511	GARAGE CB-	0	100	0	0	961.00	SF	40.00	40.00	100	1972	1972	3	24	9,226	
3	0681	POLE SHED	0	100	20	40	800.00	SF	15.00	15.00	100	1985	1985	3	20	2,400	
4	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100	1985	1985	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 13,131

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	200.00	250.00	2.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	130,000							

REVIEW DATE 05/03/2021 BY NWX Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS