LOT 39
IN OR 2441/115
JOHNSONS LAKE EST UNR

ALLEN JOHN PAUL & LORRA ANNE
75806 JOHNSON LAKE RD
YULEE, FL 32097

2023

18-2N-27-4315-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

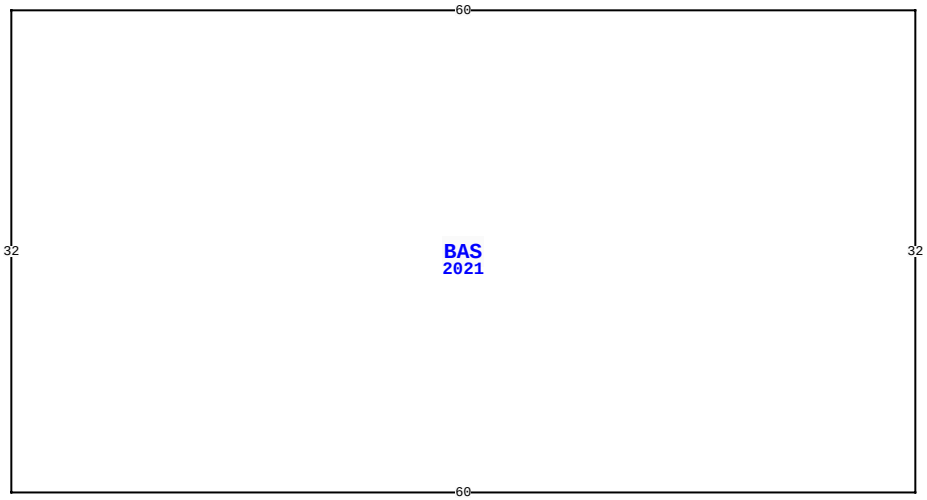
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1,920	154,345
TOTALS	1,920		1,920	154,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,920	116.0000	81.20	155,904	2021	2021	0	0	0	1.00	99.00

1 M/H 94+ – 0% - 0 Heated Area: 1920 HX Base Yr



75806 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	154,345
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	219,345
SOH/AGL Deduction	26,574
ASSESSED VALUE	192,771
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,771
TOTAL JUST VALUE	219,345
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010466	CO ISSUED	0	08/10/2021
21007734	MH MOVE-ON	0	06/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2441/0115	3/08/2021	WD	U	V	11	100
GRANTOR: ALLEN JOHN & LORRA AN						
GRANTEE: ALLEN JOHN PAUL & L						
2420/0583	12/05/2020	QC	U	V	11	100
GRANTOR: TAYLOR LESSIE L						
GRANTEE: ALLEN JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W60 S32 E60 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/08/2021 BY NWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS