LOT 40
(EX PT IN OR 2014/1817)
JOHNSONS LAKE ESTATES SUB UNR

NANYA BUSINESS/
97170 CARAVEL TRAIL
YULEE, FL 32097

2023

18-2N-27-4315-0040-0000

BUILDING CHARACTERISTICS

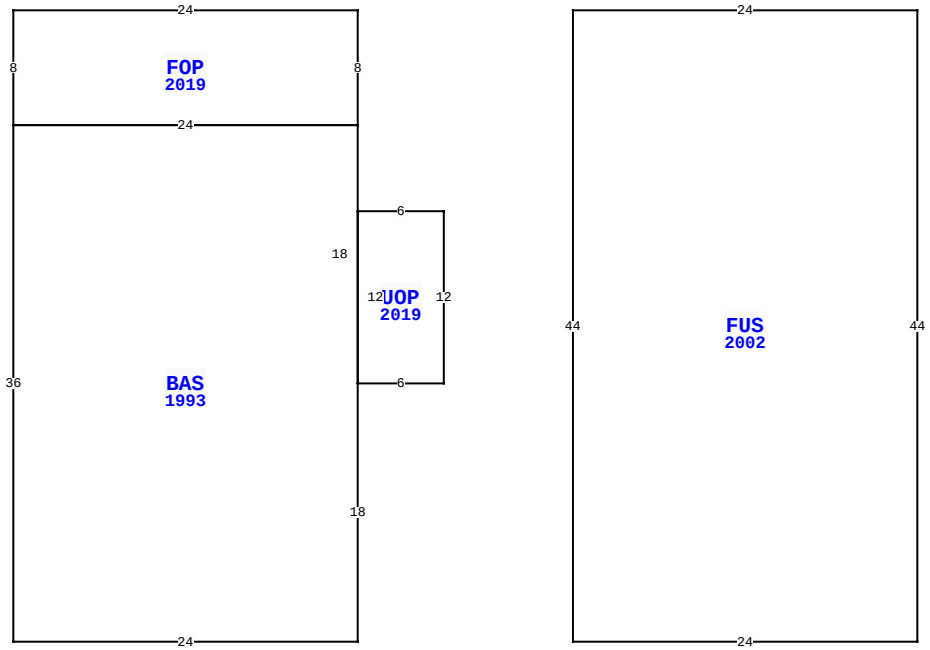
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	75,988
FOP	192	30	58	5,101
FUS	1,056	100	1,056	92,875
UOP	72	20	14	1,231
TOTALS	2,184		1,992	175,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,992	117.6000	106.13	211,411	1976	1986	0	0	0	17.13	82.87

1 SINGLE FAM – 0% - 0 Heated Area: 1920 HX Base Yr



75820 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	175,196
TOTAL MARKET OB/XF VALUE	429
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	240,625
SOH/AGL Deduction	70,947
ASSESSED VALUE	169,678
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,678
TOTAL JUST VALUE	240,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	8/19/2016	CN	U	I	12	55,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: NANYA BUSINESS						
1945/1196	11/03/2014	CT	U	I	98	100
GRANTOR: NASSAU COUNTY CLERK O						
GRANTEE: BAYVIEW LOAN SERVIC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W24 S8 BAS=[YR=1993] S36 E24 N18 UOP=[YR=2019] E6 N12 W6 S12$N18 W24$ E24 N8$ PTR=E15 FUS=[YR=2002] E24 S44 W24 N44$ W15$.

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	0810	CONCRETE A	0	0	24	8	192.00	SF	6.50	6.50	100	1976	1976	3	28	349	
2	1242	WD DECK A	0	0	10	4	40.00	SF	10.00	10.00	100	1976	1976	3	20	80	

LAND DESCRIPTION

TOTAL OB/XF 429

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	100.00	250.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/15/2020 BY TWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS