LOT 41 IN OR 2624/1368
ESMT OR 302/216
JOHNSONS LAKE ESTATES SUB UNR

CASANOVA MELODY
75832 JOHNSON LAKE RD
YULEE, FL 32097

2023

18-2N-27-4315-0041-0000

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 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
Quality	03	Quality Level 03

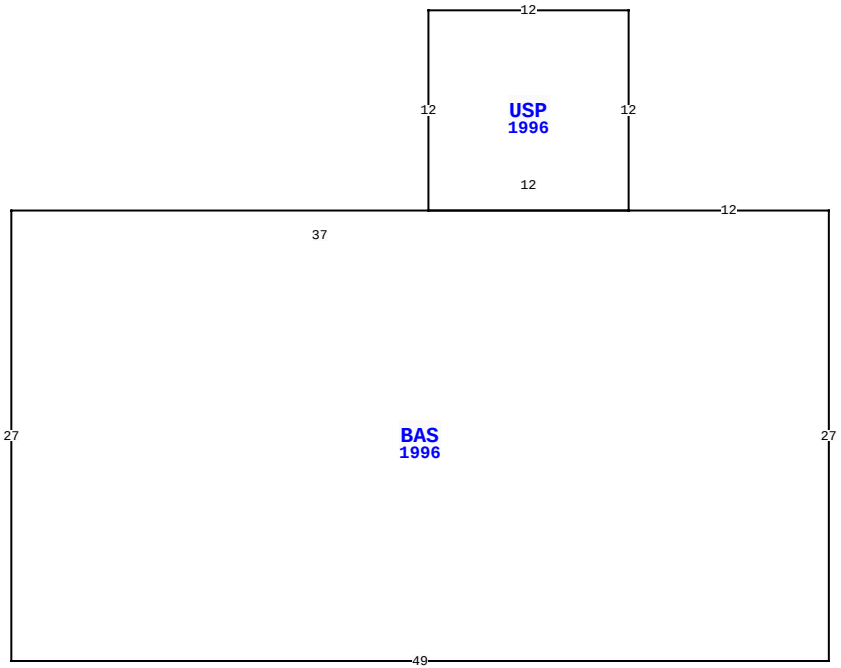
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,323	100	1,323	43,416
USP	144	50	72	2,363
TOTALS	1,467		1,395	45,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,395	117.2000	82.04	114,446	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2006 Heated Area: 1323 HX Base Yr 2006



75832 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		45,778
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		112,698
SOH/AGL Deduction		52,370
ASSESSED VALUE		60,328
TOTAL EXEMPTION VALUE	HX HB	35,328
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		112,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961378	MH MOVE-ON	0	06/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2624/1368	3/09/2023	QC	U	I	11	100
GRANTOR: CASANOVA ORLANDO						
GRANTEE: CASANOVA MELODY						
2014/1817	10/29/2015	QC	U	I	11	100
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: CASANOVA ORLANDO &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W12 USP=[YR=1996] N12 W12 S12 E12 $ W37 S27 E49 N27 $.

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	0751	UOP	0	100	6	8	48.00	SF	10.00	10.00	100	1996	1996	3	25	120	
2	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2010	2010	3	50	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,920

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