

RUMBAUGH JOHN J & PAMELA S
75905 JOHNSON LAKE ROAD
YULEE, FL 32097

18-2N-27-4315-0045-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 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	0 100		
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	2,099	100	2,099	171,055
UOP	247	20	49	3,994
TOTALS	2,346		2,148	175,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,148	102.9000	92.87	199,485	1997	1997	0	0	0	12.25	87.75

1 SINGLE FAM - 100% - 1998
Heated Area: 2099
HX Base Yr 1998

BAS
1997

UOP
1997

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		175,048	
TOTAL MARKET OB/XF VALUE		8,979	
TOTAL LAND VALUE - MARKET		220,000	
TOTAL MARKET VALUE		404,027	
SOH/AGL Deduction		261,161	
ASSESSED VALUE		142,866	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		92,866	
TOTAL JUST VALUE		404,027	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		369,710	

PERMIT NUMDESCRIPTIONAMTISSUED

996250XF0B4,00007/01/1999

B9704140NEW CONSTR80,00007/01/1997

5485CHNGE SRVC011/03/1988

6898MH MOVE-ON35,00009/10/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0777/0290	11/18/1996	WD	Q	I		21,000

GRANTOR: ZELL DONALD D & MARGA

GRANTEE: RUMBAUGH JOHN J & P

0774/012210/15/1996WDUII06100

GRANTOR: COOK NORMAN EUGENE &

GRANTEE: ZELL DONALD D & MAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W64 S27 E1 S14 E27 N2 UOP=[YR=1997] E20 N12 W12 N1 W7 S1 W1 S12 \$ N12 E1 N1 E7 S1 E28 N27 \$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RM	0.00	0.00	3.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	165,000							
2	000100	C	SFR	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

TOTAL OB/XF

8,979

REVIEW DATE 02/21/2018 BY SB Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/02/2023 BY SYS