LOTS 57 & 58
IN OR 806 PG 1501
R359482 & R359483

DAVIS LOWELL B
75012 JOHNSON LAKE ROAD
YULEE, FL 32097-2678

2023

18-2N-27-4315-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

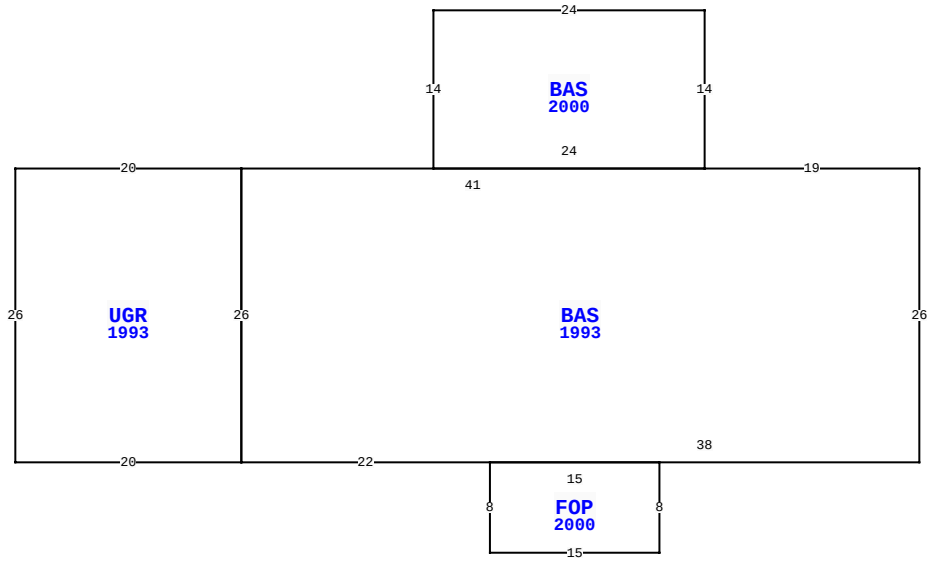
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,560	100	1,560	35,713
BAS	336	100	336	7,692
FOP	120	30	36	824
UGR	520	45	234	5,357
TOTALS	2,536		2,166	49,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,166	117.4000	76.31	165,287	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1896 HX Base Yr



75012 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		49,586
TOTAL MARKET OB/XF VALUE		15,416
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		162,502
SOH/AGL Deduction		82,348
ASSESSED VALUE		80,154
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		25,154
TOTAL JUST VALUE		162,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V000092	REMODEL	0	06/01/2000
B9906102	REMODEL	7,146	05/01/1999
7219	MH MOVE-ON	28,900	04/11/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0806/1501	9/17/1997	QC	U	I	06	100
GRANTOR: DAVIS LOWELL B & SARA						
GRANTEE: DAVIS LOWELL B						
0397/0801	9/01/1983	WD	U	V		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 BAS=[YR=2000] N14 W24 S14 E24$ W41
UGR=[YR=1993] W20 S26 E20 N26$ S26 E22 FOP=[YR=2000] S8 E15
N8 W15$ E38 N26$.

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
5	0940	SHEDS/PORT	0	100	24	14	336.00	SF	30.00	30.00	100	1993	1993	3	20	2,016	
6	0300	BOAT DCK W	0	100	30	10	300.00	SF	40.00	40.00	100	1990	1990	3	20	2,400	
7	0751	UOP	0	100	24	6	144.00	SF	10.00	10.00	100	1995	1995	3	24	346	
8	0681	POLE SHED	0	100	24	6	144.00	SF	15.00	15.00	100	1995	1995	3	24	518	
9	0811	CONCRETE B	0	100	0	0	512.00	SF	5.20	5.20	100	1996	1996	3	73	1,944	
10	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
11	1242	WD DECK A	0	100	0	0	180.00	SF	3.00	3.00	100	1996	1996	3	20	108	
12	0510	GARAGE WD-	0	100	36	24	864.00	SF	17.50	17.50	100	2002	2002	3	32	4,838	
13	0803	ASPHALT C	0	100	0	0	900.00	SF	2.00	2.00	100	2002	2002	3	52	936	

LAND DESCRIPTION

TOTAL OB/XF 15,416

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	215.00	140.00	1.50	LT		1.00	1.00	1.00	65,000.00	65,000.00	97,500							

REVIEW DATE 05/24/2022 BY NWA Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 08/02/2023 BY SYS