LOT 60 R434160
PT OR 806 PG 1497
JOHNSONS LAKE EST UNR

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

2023

18-2N-27-4315-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

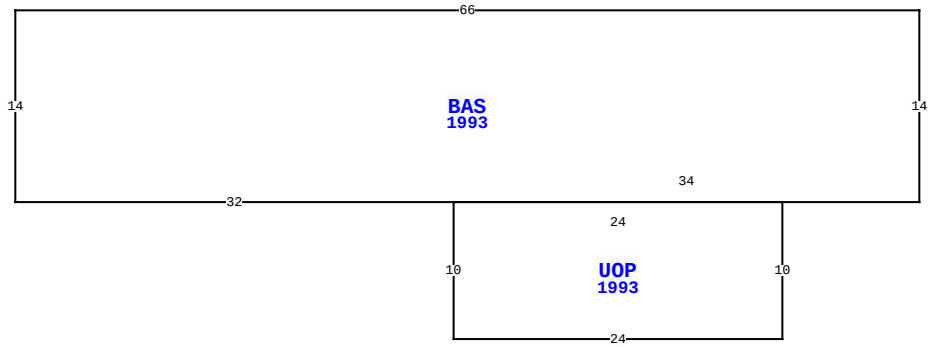
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	17,766
UOP	240	25	60	1,154
TOTALS	1,164		984	18,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	984	98.6000	64.09	63,065	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	18,920
TOTAL MARKET OB/XF VALUE	1,049
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	84,969
SOH/AGL Deduction	34,321
ASSESSED VALUE	50,648
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,648
TOTAL JUST VALUE	84,969
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996120	CHNGE SRVC	0	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0806/1497	9/17/1997	QC	U	I	06	100
GRANTOR: DAVIS LOWELL B & PAUL						
GRANTEE: DAVIS LOWELL B						
0485/0549	3/01/1986	MS	U	V		7,200
GRANTOR:						
GRANTEE:						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

75052 JOHNSON LAKE RD, YULEE

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	0681	POLE SHED	0	0	24	12	288.00	SF	15.00	15.00	100	1990	1990	3	20	864	
2	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2004	2004	3	86	134	
3	1243	WD DECK F	0	0	8	4	32.00	SF	8.00	8.00	100	2000	2000	3	20	51	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E32 UOP=[YR=1993] S10 E24 N10 W24 $ E34 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 1,049

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	110.00	140.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 02/21/2018 BY SBX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS