LOT 64 R788152
IN OR 990/1924
JOHNSONS LAKE EST UNR

DAVIS LOWELL B/KUENZINGER DUANE F
75012 JOHNSON LAKE ROAD
YULEE, FL 32097-2678

2023

18-2N-27-4315-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

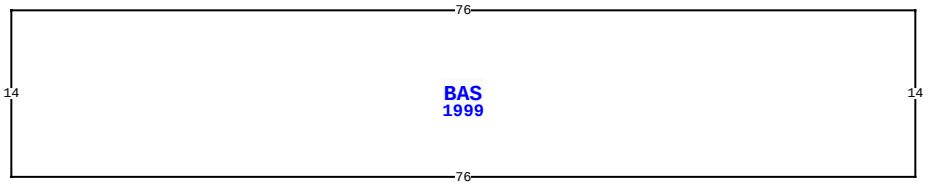
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,064	100	1,064	30,656
TOTALS	1,064		1,064	30,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	117.6000	82.32	87,588	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 0% - 0 Heated Area: 1064 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	30,656
TOTAL MARKET OB/XF VALUE	1,240
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	96,896
SOH/AGL Deduction	30,673
ASSESSED VALUE	66,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,223
TOTAL JUST VALUE	96,896
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982066	MH MOVE-ON	0	02/03/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0990/1924	6/08/2001	WD	Q	I		51,000
GRANTOR: KUENZINGER DEBORAH J						
GRANTEE: DAVIS LOWELL B						
0990/1922	6/08/2001	WD	U	I	01	24,400
GRANTOR: KUENZINGER DUANE F						
GRANTEE: KUENZINGER DEBORAH						

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

75104 JOHNSON LAKE RD, YULEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S14 E76 N14$.

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	0300	BOAT DCK W	0	0	6	18	108.00	SF	40.00	40.00	100	1996	1996	3	25	1,080	
2	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 1,240

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	135.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 02/14/2020 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS