

LOT 65
IN OR 869/166
R583812 & R583813

HARDEN GERALD W
75118 JOHNSON LAKE ROAD
YULEE, FL 32097

2023

18-2N-27-4315-0065-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	05	AVERAGE 100	0800	02	1,612	119.2000	83.44	134,505	1993	1995	0	0	0	65.00	35.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1999													Heated Area: 1419													HX Base Yr 1999												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 80																																							
Interior Floo	11	CLAY TILE 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	1,269	100	1,269	37,060																																					
FEP	176	85	150	4,381																																					
FOP	208	30	62	1,811																																					
FSP	218	60	131	3,826																																					
TOTALS			1,871	1,612	47,077																																				
EXTRA FEATURES					75118 JOHNSON LAKE RD, YULEE																																				
L N	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																									
6	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1993	1993	3	76	2,660																									
7	0940	SHEDS/PORT	0	100	14	44		616.00	SF 30.00	30.00	100	1989	1989	3	20	3,696																									
8	0350	CARPORT WD	0	100	12	20		240.00	SF 13.00	13.00	100	1989	1989	3	20	624																									
9	0810	CONCRETE A	0	100	0	0		50.00	SF 6.50	6.50	100	1995	1995	3	72	234																									
10	0802	ASPHALT B	0	100	0	0		700.00	SF 2.40	2.40	100	1990	1990	3	50	840																									
11	0300	BOAT DCK W	0	100	12	12		144.00	SF 40.00	40.00	100	1980	1980	3	20	1,152																									
LAND DESCRIPTION					TOTAL OB/XF 9,206																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	150.00	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																																									