

LOT 68
IN OR 1519/1589
JOHNSONS LAKE EST UNR

WRIGHT EDWARD & CAROL H
75154 JOHNSON LAKE ROAD
YULEE, FL 32097-7290

2023

18-2N-27-4315-0068-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	2,800	100	2,800	244,260
FEP	294	80	235	20,500
FGR	972	55	535	46,671
FOP	44	30	13	1,134
PTO	24	5	1	87
STR	27	10	3	261

TOTALS 4,161 3,587 312,914

EXTRA FEATURES

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
1	0810	CONCRETE A	0 100	0	0	195.00	SF	6.50	6.50	100	1980	1980	3	35	444	
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
7	0812	CONCRETE C	0 100	0	0	1,552.00	SF	4.00	4.00	100	2003	2003	3	84	5,215	
8	0300	BOAT DCK W	0 100	36	4	144.00	SF	40.00	40.00	100	2000	2000	3	29	1,670	
9	0350	CARPORT WD	0 100	16	12	192.00	SF	9.75	9.75	100	2005	2005	3	27	505	

LAND DESCRIPTION

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	116.00	200.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY				PAGE 1 of 1				4					
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY								STANDARD					
0100	01	3,587	108.0000	97.47	349,625	2003	2008	0	0	0	10.50	89.50	VALUATION BY								STANDARD				
1 SINGLE FAM - 100% - 2005												Heated Area: 2800													
												HX Base Yr 2005													