LOT 69
IN OR 1519/1586
JOHNSONS LAKE EST UNR

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

2023

18-2N-27-4315-0069-0000

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

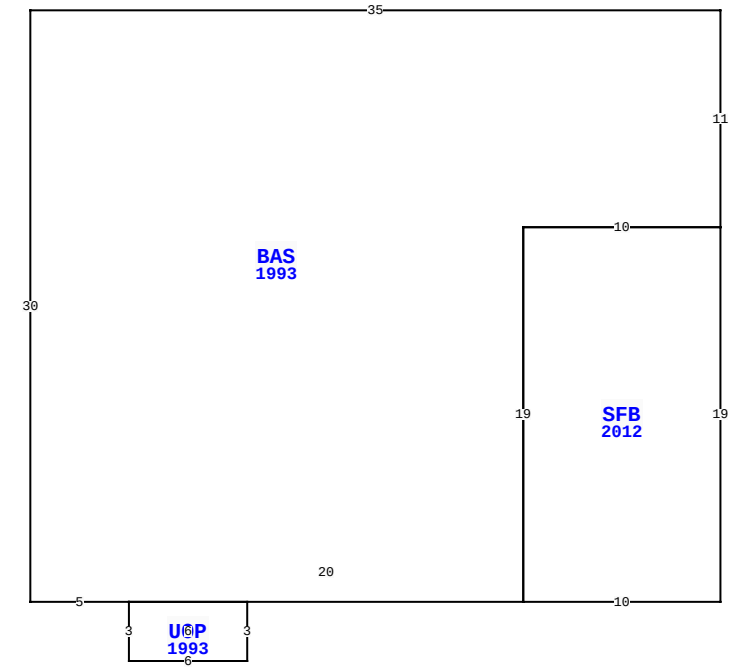
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	860	100	860	69,016
SFB	190	80	152	12,198
UOP	18	20	4	321
TOTALS	1,068		1,016	81,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,016	115.5600	104.29	105,959	1991	1991	0	0	0	23.05	76.95

1 SINGLE FAM – 0% - 0 Heated Area: 1012 HX Base Yr



75158 JOHNSON LAKE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	81,535
TOTAL MARKET OB/XF VALUE	2,532
TOTAL LAND VALUE - MARKET	48,750
TOTAL MARKET VALUE	132,817
SOH/AGL Deduction	30,590
ASSESSED VALUE	102,227
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,227
TOTAL JUST VALUE	132,817
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1519/1586	8/17/2007	WD	U	I	01	100
GRANTOR: WRIGHT CAROL A HIGGIN						
GRANTEE: WRIGHT EDWARD & CAR						
0759/0028	5/07/1996	WD	U	I	01	100
GRANTOR: HIGGINBOTHAM TRACY						
GRANTEE: HIGGINBOTHAM CAROL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S30 E5 UOP=[YR=1993] S3 E6 N3 W6$ E20
SFB=[YR=2012] E10 N19 W10 S19$ N19 E10 N11$.

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	0811	CONCRETE B	0	0	0	0	1,206.00	SF	5.20	5.20	100	1980	1980	3	35	2,195	
2	0810	CONCRETE A	0	0	27	3	81.00	SF	6.50	6.50	100	1991	1991	3	64	337	

LAND DESCRIPTION

TOTAL OB/XF 2,532

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	105.00	160.00	1.00	LT		1.00	1.00	0.75	65,000.00	48,750.00	48,750							

REVIEW DATE 02/21/2018 BY SBX Total Acres: 0.00 Total Land Value: 48,750 Market: 0 Agricultural: 0 Common: 48,750 PRINTED 08/02/2023 BY SYS