LOT 70
JOHNSONS LAKE EST UNR

CALLAHAN BRIAN M & DONNA
75170 JOHNSON LAKE DR
YULEE, FL 32097

2023

18-2N-27-4315-0070-0000

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	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	03	CONC FINSH 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

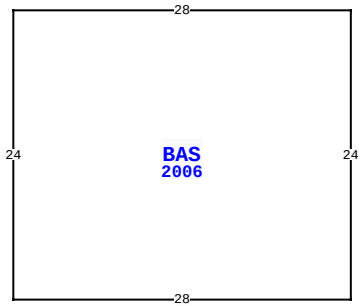
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5010.00		

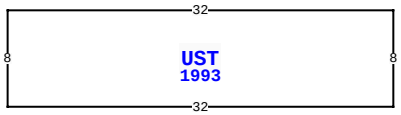
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	26,944
UST	256	45	115	4,611
TOTALS	928		787	31,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	787	99.0000	49.50	38,956	1975	1975	0	0	0	19.00	81.00

2 ACCESORY U – 100% - 2022 Heated Area: 672 HX Base Yr





75170 JOHNSON LAKE RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		156,549
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		221,549
SOH/AGL Deduction		0
ASSESSED VALUE		221,549
TOTAL EXEMPTION VALUE	13	221,549
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		221,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005783	CO ISSUED	0	05/10/2021
B200957	DEMOLITION	1,500	02/03/2020
17008919	REPAIR/RRF	8,800	10/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/1166	12/15/2021	WD	Q	I	02	214,500
GRANTOR: ADAMS JOHN D JR & STE						
GRANTEE: CALLAHAN BRIAN M &						
2318/1465	11/01/2019	WD	Q	I	01	115,000
GRANTOR: CHRISTMAS FAMILY LAND						
GRANTEE: ADAMS JOHN DAVID JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W28 S24 E28 N24 $ PTR= E15 UST=[YR=1993] E32 S8 W32 N8 $ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100		RM	100.00	161.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/21/2020 BY NW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

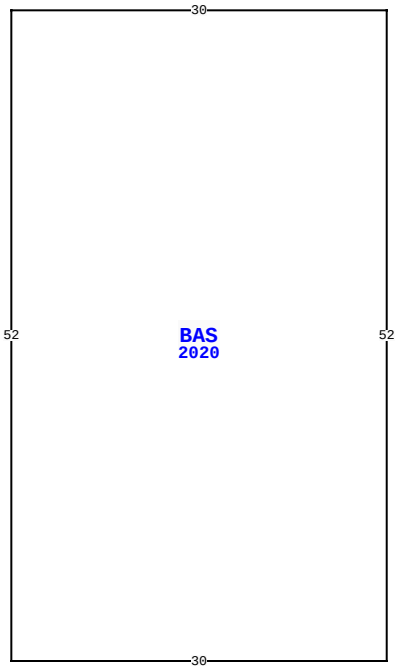
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	124,995
TOTALS	1,560		1,560	124,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	116.8000	81.76	127,546	2020	2020	0	0	0	2.00	98.00

3 M/H 94+ – 100% - 2022 Heated Area: 1560 HX Base Yr



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BASE TAXABLE VALUE		0
TOTAL JUST VALUE		221,549
NCON VALUE		0
INCOME VALUE		
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GRANTEE: CALLAHAN BRIAN M &						
2318/1465	11/01/2019	WD	Q	I	01	115,000
GRANTOR: CHRISTMAS FAMILY LAND						
GRANTEE: ADAMS JOHN DAVID JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S52 E30 N52$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/21/2020 BY NW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS