LOTS 73 & 74 (EX N10 FT OF 74)
IN OR 1723/45
JOHNSONS LAKE EST UNR

WARD CARRIE E
75238 JOHNSON LAKE RD
YULEE, FL 32097

2023

18-2N-27-4315-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

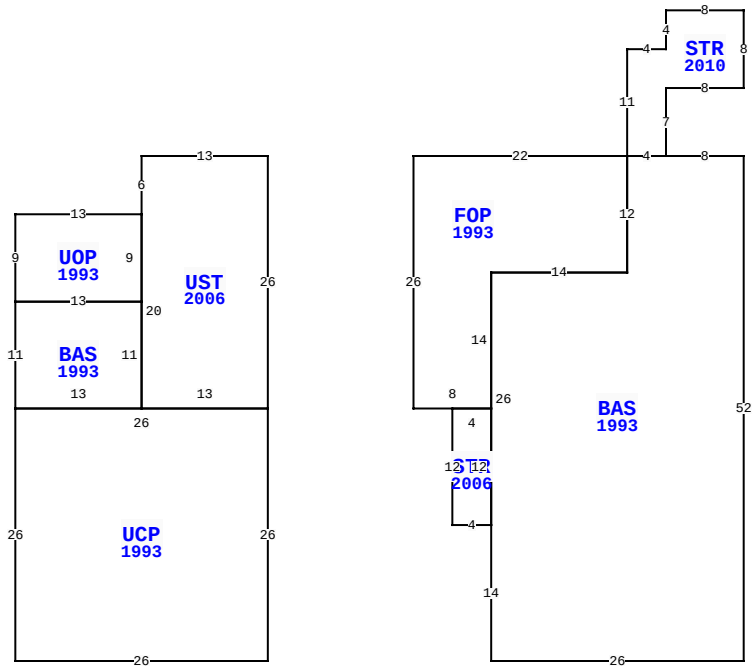
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	143	100	143	11,883
BAS	1,184	100	1,184	98,391
FOP	376	30	113	9,391
STR	48	10	5	415
STR	108	10	11	914
UCP	676	20	135	11,219
UOP	117	20	23	1,911
UST	338	45	152	12,632
TOTALS	2,990		1,766	146,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,766	110.6000	99.82	176,282	1984	1984	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2012 Heated Area: 1327 HX Base Yr 2012



75238 JOHNSON LAKE RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		146,755
TOTAL MARKET OB/XF VALUE		3,408
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		247,663
SOH/AGL Deduction		112,092
ASSESSED VALUE		135,571
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		85,571
TOTAL JUST VALUE		247,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4403	NEW CONSTR	2,825	07/12/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1723/0045	1/31/2011	WD	Q	I	01	122,400
GRANTOR: PULASKI JOHN JAMES &						
GRANTEE: WARD CARRIE E						
0970/1909	2/14/2001	WD	U	I	07	100
GRANTOR: ZOLLINHOFER JOHN H &						
GRANTEE: PULASKI JAMES & KIM						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2006] W13 S6 UOP=[YR=1993] W13 S9 BAS=[YR=1993] S11 UCP=[YR=1993] S26 E26 N26 W26$ E13 N11 W13$ E13 N9$ S20 E13 N26$ PTR= E15 FOP=[YR=1993] E22 STR=[YR=2010] N11E4N4E8S8W8S7 BAS=[YR=1993] E8 S52 W26 N14 STR=[YR=2006] W4 N12 E4 S12 $ N26 E14 N12 E4$ W4$ S12 W14 S14 W8 N26 $W15 $.

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
2	0300	BOAT DCK W	0	100	0	0	240.00	SF	20.00	20.00	100	2012	2012	3	71	3,408	

LAND DESCRIPTION

TOTAL OB/XF 3,408

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
1	000133	C	SFR LAKE	100		RM	200.00	140.00	2.00	LT		1.00	1.00	0.75	65,000.00	48,750.00	97,500							

REVIEW DATE 05/26/2022 BY NWA Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 08/02/2023 BY SYS