

BYRD NICHOLAS J/MASON MELODY M
75356 JOHNSON LAKE RD
YULEE, FL 32097

18-2N-27-4315-0080-0000

BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 100Bedrooms3 100Bathrooms2 100Frame02WOOD FRAME 100StoriesUnits1.1. 1000 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA05NEIGHBORHOOD/LOC5010.00AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUEBAS1,5121001,51276,907DCK14015211,068UOP20025502,543TOTALES1,8521,58380,519EXTRA FEATURES75356 JOHNSON LAKE RD, YULEE

MARKET ADJUSTMENTS

TYPEDMDLFF. AREATOT ADJ PTSFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDTOTAL OB/XF

0800021,583117.200082.04129,869200220070038.0062.00Heated Area: 1512HX Base Yr 2020DCK2019UOP2019BAS2002

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE80,519TOTAL MARKET OB/XF VALUE8,306TOTAL LAND VALUE - MARKET65,000TOTAL MARKET VALUE153,825SOH/AGL Deduction59,160ASSESSED VALUE94,665TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE44,665TOTAL JUST VALUE153,825NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE126,907SALES DATAOFF RECORD NumberDATETYPEINSTQ / U V / I RSN CD SALE PRICE2284/05596/21/2019WD Q I 01106,000GRANTOR: CARRE DAMIENGRANTEE:BYRD NICHOLAS J & M2220/18789/05/2018QC U I 11100GRANTOR: POPE THOMAS EDWARDGRANTEE: POPE THOMAS EDWARDBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2002] W4 UOP=[YR=2019] N10 W20 DCK=[YR=2019] W14 S10 E14 N10\$ S10 E20\$ W52 S27 E56 N27\$.LAND DESCRIPTIONTOTAL OB/XF8,306LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPE DTDPHT FACT% CONDTOT ADJUNIT PRICERADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000133CSFR LAKE100RM90.00150.001.00LT1.001.001.0065,000.0065,000.0065,000REVIEW DATE02/06/2020BY NWTotal Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 08/02/2023 BY SYS