PT LOT 82 IN OR 2581/1670 &
LOT 83 IN OR 1933/1107
JOHNSONS LAKE EST UNR

HADDOCK ROBERT & KIMBERLY A
97265 BELLVILLE LN
YULEE, FL 32097

2023

18-2N-27-4315-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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

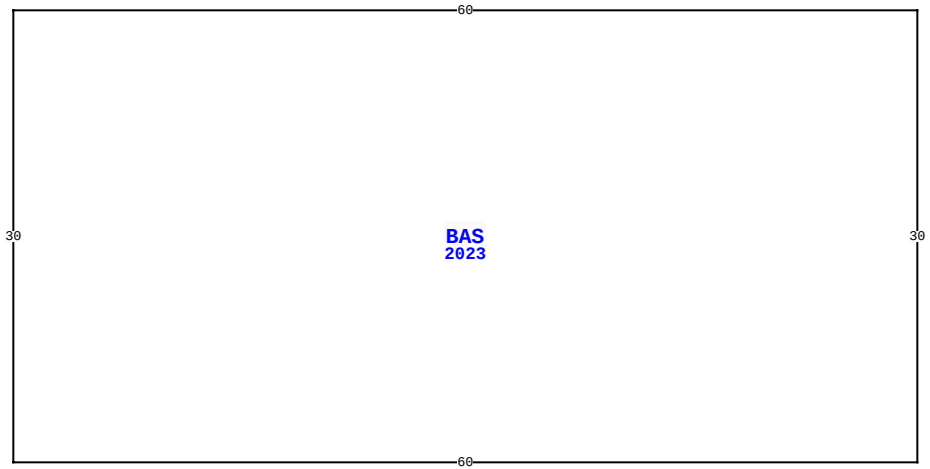
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	42,120
TOTALS	1,800		1,800	42,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0830	02	1,800	120.0000	78.00	140,400	1985	1985	0	0	0	70.00	30.00

1 MH 93NO RP – 0% - 2023 Heated Area: 1800 HX Base Yr



75396 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	42,120
TOTAL MARKET OB/XF VALUE	3,628
TOTAL LAND VALUE - MARKET	97,500
TOTAL MARKET VALUE	143,248
SOH/AGL Deduction	0
ASSESSED VALUE	143,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,248
TOTAL JUST VALUE	143,248
NCON VALUE	42,120
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311666	CARPORT	4,320	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/1670	7/27/2022	WD	U	V	37	17,500
GRANTOR: SWANDER THOMAS J						
GRANTEE: HADDOCK ROBERT V &						
1933/1107	8/18/2014	QC	U	I	11	100
GRANTOR: STEELMACH BARBARA D						
GRANTEE: STEELMACH BARBARA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,10] E60 S30 W60 N30 $
.

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	0940	SHEDS/PORT	0	0	16	16	256.00	SF	20.10	20.10	100	1985	1985	3	20	1,029	
2	0810	CONCRETE A	0	0	0	0	380.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,223	
3	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1985	1985	3	20	160	
6	0350	CARPORT WD	0	0	24	12	288.00	SF	8.58	8.58	100	2003	2003	3	22	544	
7	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	1996	1996	3	20	192	
8	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1985	1985	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 3,628

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	000733	C	MISC RES LAK	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							
2	000733	C	MISC RES LAK	0		RM	0.00	0.00	0.50	LT		1.00	1.00	1.00	65,000.00	65,000.00	32,500							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 08/02/2023 BY SYS