LOTS 5 & 6 OR 597/154
JOHNSON LAKE EST #2 PB 5/168

HODGE RICHARD L & BEVERLY
75067 JOHNSON LAKE RD
YULEE, FL 32097

2023

18-2N-27-4316-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

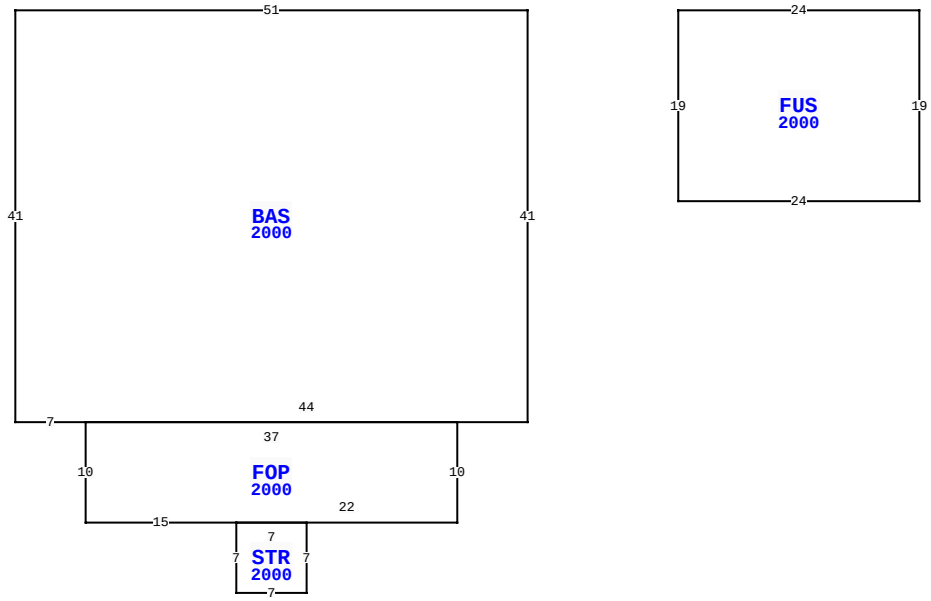
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,091	100	2,091	173,656
FOP	370	30	111	9,218
FUS	456	100	456	37,871
STR	49	10	5	415
TOTALS	2,966		2,663	221,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,663	110.2080	99.46	264,862	2000	2000	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2002 Heated Area: 2547 HX Base Yr 2002



75067 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		232,843
TOTAL MARKET OB/XF VALUE		4,004
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		346,847
SOH/AGL Deduction		152,691
ASSESSED VALUE		194,156
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,156
TOTAL JUST VALUE		346,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E996176	NEW CONSTR	0	08/01/1999
B985626	NEW CONSTR	114,386	12/01/1998
E9804702	CHNGE SRVC	0	02/01/1998
E973653	CHNGE SRVC	0	04/01/1997
963313	GARAGE	16,320	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0597/0154	5/14/1990	WD	U	V	09	31,000

GRANTOR: ZELL D & HOLLINS M

GRANTEE: HODGE RICHARD & BEV

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W51 S41 E7 FOP=[YR=2000] S10 E15
STR=[YR=2000] S7 E7 N7 W7 $ E22 N10 W37 $ E44 N41 $ PTR= E15
FUS=[YR=2000] E24 S19 W24 N19 $ 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	1242	WD DECK A	0	100	12	5	60.00	SF	10.00	10.00	100	2000	2000	3	20	120	
3	1242	WD DECK A	0	100	24	12	288.00	SF	10.00	10.00	100	2001	2001	3	20	576	
4	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	100	2000	2000	3	80	333	

LAND DESCRIPTION

TOTAL OB/XF 4,004

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	000100	C	SFR	100		RM	0.00	0.00	2.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	110,000							

REVIEW DATE 02/21/2018 BY SBX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

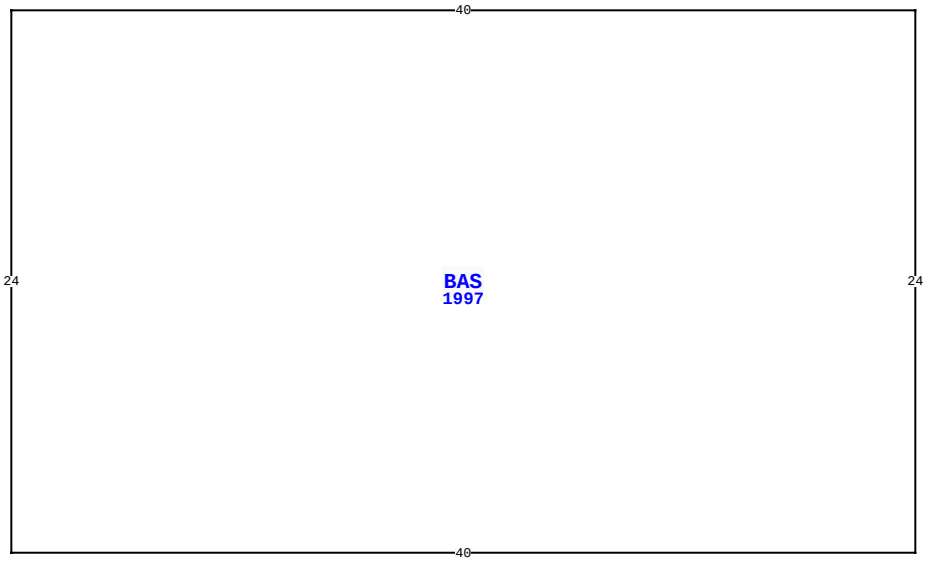
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	11,683
TOTALS	960		960	11,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	61.0000	21.35	20,496	1997	1997	0	0	0	43.00	57.00

2 GARAGE RES – 100% - 2002 Heated Area: 960 HX Base Yr 2002



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GRANTOR: ZELL D & HOLLINS M

GRANTEE: HODGE RICHARD & BEV

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W40 S24 E40 N24 $.

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

REVIEW DATE 02/21/2018 BY SBX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS