LOT 10
FPL ESMT PT OR 943/796
JOHNSON LAKE EST #2 PB 5/168

JONES STEVEN
75221 JOHNSON LAKE ROAD
YULEE, FL 32097

2023

18-2N-27-4316-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

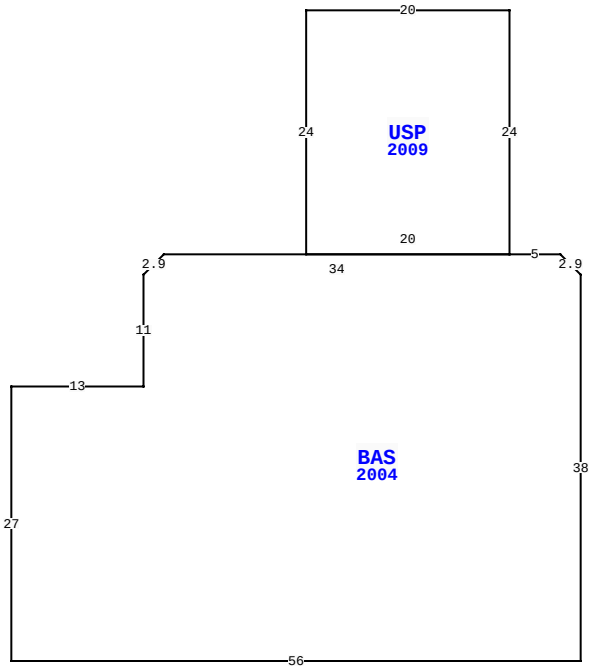
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,067	100	2,067	95,287
USP	480	50	240	11,064
TOTALS	2,547		2,307	106,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,307	117.6000	82.32	189,912	2004	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2010 Heated Area: 2067 HX Base Yr 2010



75221 JOHNSON LAKE RD, YULEE

BLD DATE	06/09/2009 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		106,351
TOTAL MARKET OB/XF VALUE		3,374
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		164,725
SOH/AGL Deduction		72,521
ASSESSED VALUE		92,204
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		42,204
TOTAL JUST VALUE		164,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0912150	REPAIR/RRF	2,000	10/01/2009
MH044316	MH MOVE-ON	0	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/131	5/22/2023	WD	Q	I	01	228,500
GRANTOR: BENDER RANDALL S & AN						
GRANTEE: JONES STEVEN						
1635/1060	8/17/2009	WD	U	I	12	125,000
GRANTOR: MURRAY LARRY N						
GRANTEE: BENDER RANDALL S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] U2 L2 W5USP=[YR=2009] N24 W20 S24 E20 $ W34 D2 L2 S11 W13 S27 E56 N38$.

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	2004	2004	3	89	3,115	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2005	2005	3	27	173	
3	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2005	2005	3	27	86	

LAND DESCRIPTION

TOTAL OB/XF 3,374

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	000102	C	SFR/MH	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/21/2018 BY SBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS