LOT 12 2001 SCHT DW
IN OR 2061/1967
FPL ESMT PT OR 943/796

MEADOWS MELISSA
75229 JOHNSON LAKE RD
YULEE, FL 32097

2023

18-2N-27-4316-0012-0000

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	08	SHT VINYL 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

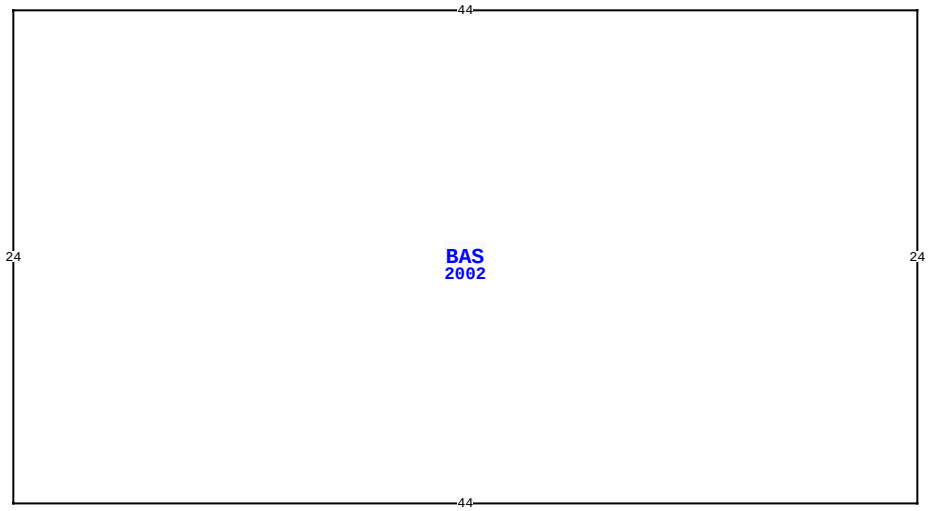
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	43,317
TOTALS	1,056		1,056	43,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	117.2000	82.04	86,634	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2017 Heated Area: 1056 HX Base Yr 2017



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		43,317
TOTAL MARKET OB/XF VALUE		744
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		99,061
SOH/AGL Deduction		46,856
ASSESSED VALUE		52,205
TOTAL EXEMPTION VALUE	HX HB	27,205
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		99,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013632	MH MOVE-ON	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2061/1967	7/27/2016	SW	U	I	38	42,000
GRANTOR: DIPLOMAT PROPERTY MAN						
GRANTEE: MEADOWS MELISSA						
2061/1965	7/27/2016	SW	U	I	12	100
GRANTOR: MFRA TRUST 2015-1						
GRANTEE: DIPLOMAT PROPERTY M						

75229 JOHNSON LAKE RD, YULEE

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W44 S24 E44 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
4	1242	WD DECK A	0	100	20	12	240.00	SF	10.00	10.00	100	2006	2006	3	31	744	

LAND DESCRIPTION

TOTAL OB/XF 744

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 02/22/2018 BY SBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS