LOT 14
2000 DW/MH SCHT
FPL ESMT PT OR 943/796

PROSSER DAVID R SR
75261 JOHNSON LAKE RD
YULEE, FL 32097

2023

18-2N-27-4316-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

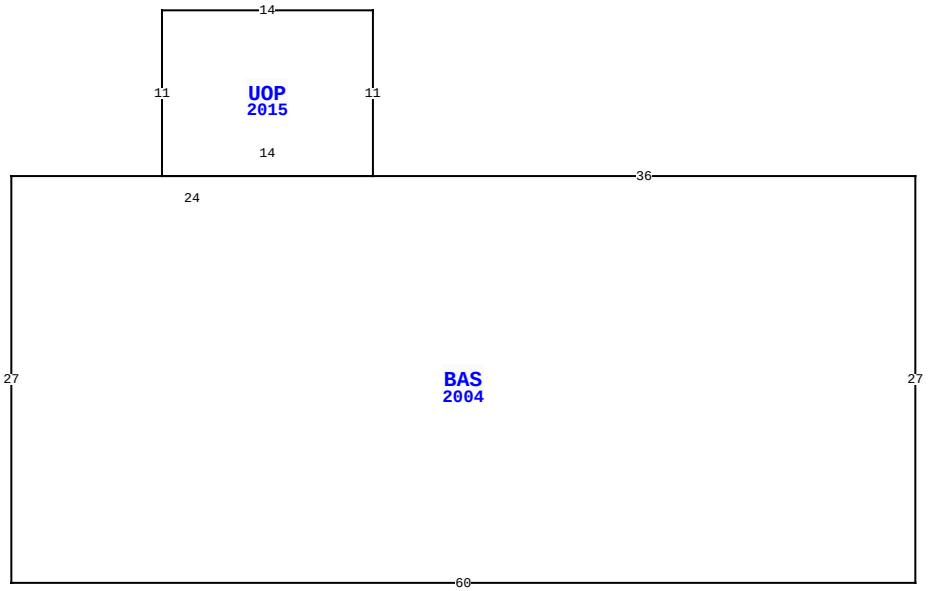
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	100,427
UOP	154	25	38	2,356
TOTALS	1,774		1,658	102,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,658	123.0000	86.10	142,754	2000	2012	0	0	0	28.00	72.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



75261 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	102,783
TOTAL MARKET OB/XF VALUE	2,379
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	160,162
SOH/AGL Deduction	14,368
ASSESSED VALUE	145,794
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,794
TOTAL JUST VALUE	160,162
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023784	MH MOVE-ON	0	03/03/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2481/0151	7/15/2021	WD	Q	I	01	160,000
GRANTOR: EZELL LANCE						
GRANTEE: PROSSER DAVID R SR						
1745/0318	6/27/2011	WD	U	I	11	50,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: EZELL LANCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W36 UOP=[YR=2015] N11 W14 S11 E14$ W24 S27 E60 N27$.

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	0810	CONCRETE A	0	0	0	0	441.00	SF	6.50	6.50	100	2002	2002	3	83	2,379	

LAND DESCRIPTION

TOTAL OB/XF 2,379

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	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/18/2022 BY NWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS