LOT 18
JOHNSON LAKE EST #2 PB 5/168

KREMLER WILLIAM D & JOANN ELIZABETH
75319 JOHNSON LAKE RD
YULEE, FL 32097

2023

18-2N-27-4316-0018-0000

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 70
Interior Floo	08	SHT VINYL 30
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

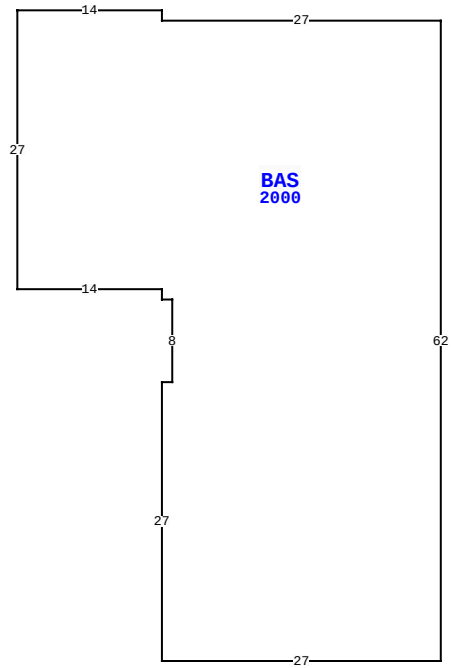
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,044	100	2,044	168,360
TOTALS	2,044		2,044	168,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,044	114.4000	85.80	175,375	2000	2013	0	0	0	4.00	96.00

1 SFR MODULR – 100% - 2023 Heated Area: 2044 HX Base Yr 2023



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

75319 JOHNSON LAKE RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		168,360
TOTAL MARKET OB/XF VALUE		4,380
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		227,740
SOH/AGL Deduction		52,130
ASSESSED VALUE		175,610
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,610
TOTAL JUST VALUE		227,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P014578	NEW CONSTR	0	03/01/2001
M014923	H/AC	2,380	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2568/0227	5/24/2022	WD	Q	I	01	295,000
GRANTOR: SOUTHERLAND BOLISA						
GRANTEE: KREMLER WILLIAM DAV						
2192/0100	4/21/2018	WD	Q	I	01	165,000
GRANTOR: NORMANDIN TRACY & CLY						
GRANTEE: SOUTHERLAND BOLISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W27 N1 W14 S27 E14 S1 E1 S8 W1 S27 E27 N62$.

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
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2000	2000	3	29	4,060	
3	1243	WD DECK F	0	100	20	10	200.00	SF	8.00	8.00	100	2000	2000	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 4,380

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	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