LOT 22
JOHNSON LAKE EST #2 PB 5/168

BULLOCK DARYL D & MISTY D/BULLOCK RETTA R EST
75353 JOHNSON LAKE ROAD
YULEE, FL 32097

2023

18-2N-27-4316-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 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

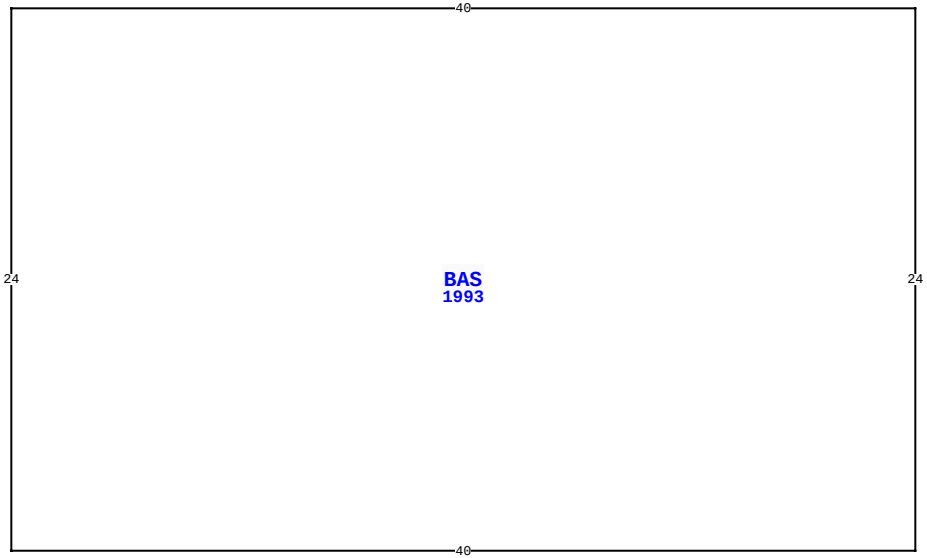
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	20,030
TOTALS	960		960	20,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	107.0000	69.55	66,768	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 50% - 2005 Heated Area: 960 HX Base Yr 2005



75353 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		20,030
TOTAL MARKET OB/XF VALUE		744
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		75,774
SOH/AGL Deduction		38,311
ASSESSED VALUE		37,463
TOTAL EXEMPTION VALUE	HA HAB	15,488
BASE TAXABLE VALUE		21,975
TOTAL JUST VALUE		75,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1247/0334	7/21/2004	WD	Q	I		60,000
GRANTOR: TOOLE PHILLIP M & ELI						
GRANTEE: BULLOCK DARYL & MIS						
0859/0439	12/15/1998	WD	U	I	07	100
GRANTOR: TOOLE PHILIP M & ELIZ						
GRANTEE: TOOLE PHILLIP M & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] 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
3	1242	WD DECK A	0	50	8	12	96.00	SF	10.00	10.00	100	1993	1993	3	20	192	
4	1242	WD DECK A	0	50	8	12	96.00	SF	10.00	10.00	100	1997	1997	3	20	192	
5	0940	SHEDS/PORT	0	50	6	10	60.00	SF	30.00	30.00	100	1996	1996	3	20	360	

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	50	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/23/2020 BY NWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS