LOT 31
IN OR 800 PG 413
JOHNSON LAKE EST #2 PB 5/168

WESLEY ALFRED L & MELANIE S
75523 JOHNSON LAKE ROAD EAST
YULEE, FL 32097

2023

18-2N-27-4316-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

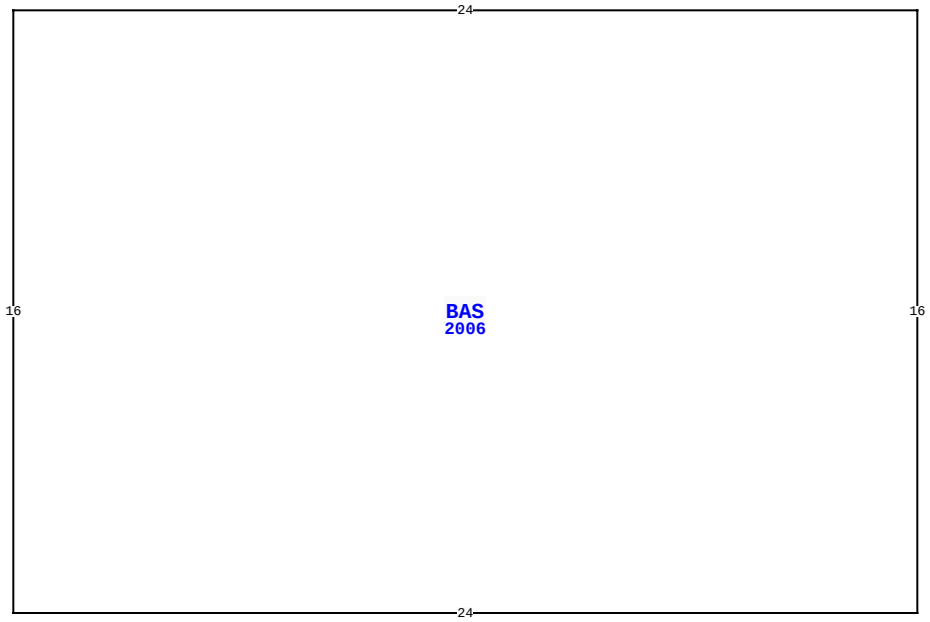
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100	384	13,483
TOTALS	384		384	13,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0810	01	384	83.6000	58.52	22,472	2006	2006	0	0	0	40.00	60.00

1 M/H ADDTN – 0% - 0 Heated Area: 384 HX Base Yr



75523 JOHNSON LAKE RD, YULEE

BLD DATE	05/22/2007	JM	LGL DATE	
XF DATE	05/22/2007	JM	LAND DATE	05/22/2007 JM
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	60,000
TOTAL MARKET OB/XF VALUE	15,852
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	130,852
SOH/AGL Deduction	27,369
ASSESSED VALUE	103,483
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,483
TOTAL JUST VALUE	130,852
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971885	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0800/0413	7/17/1997	WD	Q	V		26,400
GRANTOR: ZELL DONALD D						
GRANTEE: WESLEY ALFRED & MEL						
0800/0411	7/17/1997	WD	U	V	01	100
GRANTOR: ZELL MARGARET						
GRANTEE: ZELL DONALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W24 S16 E24 N16$.

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	
3	1242	WD DECK A	0	0	16	20	320.00	SF	10.00	10.00	100	1997	1997	3	20	640	
4	0940	SHEDS/PORT	0	0	11	26	286.00	SF	30.00	30.00	100	2006	2006	3	31	2,660	
5	0756	FEP	0	0	11	6	66.00	SF	27.00	27.00	100	2006	2006	3	31	552	

LAND DESCRIPTION

TOTAL OB/XF 15,852

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 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

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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		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

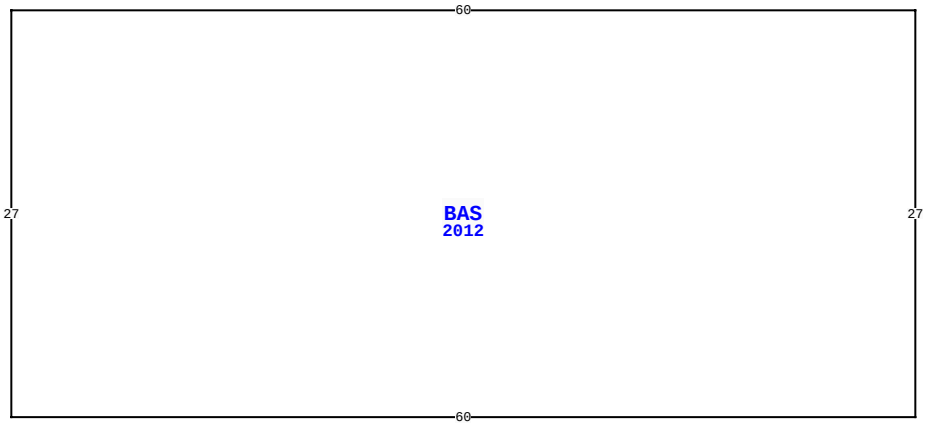
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	46,517
TOTALS	1,620		1,620	46,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.2000	82.04	132,905	1995	1995	0	0	0	65.00	35.00

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



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75523 JOHNSON LAKE RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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TOTAL JUST VALUE	130,852
NCON VALUE	0
INCOME VALUE	
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0800/0411	7/17/1997	WD	U	V	01	100
GRANTOR: ZELL MARGARET						
GRANTEE: ZELL DONALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W60 S27 E60 N27$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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