LOT 5
IN OR 2104/1855
JOHNSON LAKE EST # 3 PB 5/235

BRYANTON A LAWRENCE ANTIN
PO BOX 10365
JACKSONVILLE, FL 32247

2023

18-2N-27-4317-0005-0000

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
Quality	03	Quality Level 03

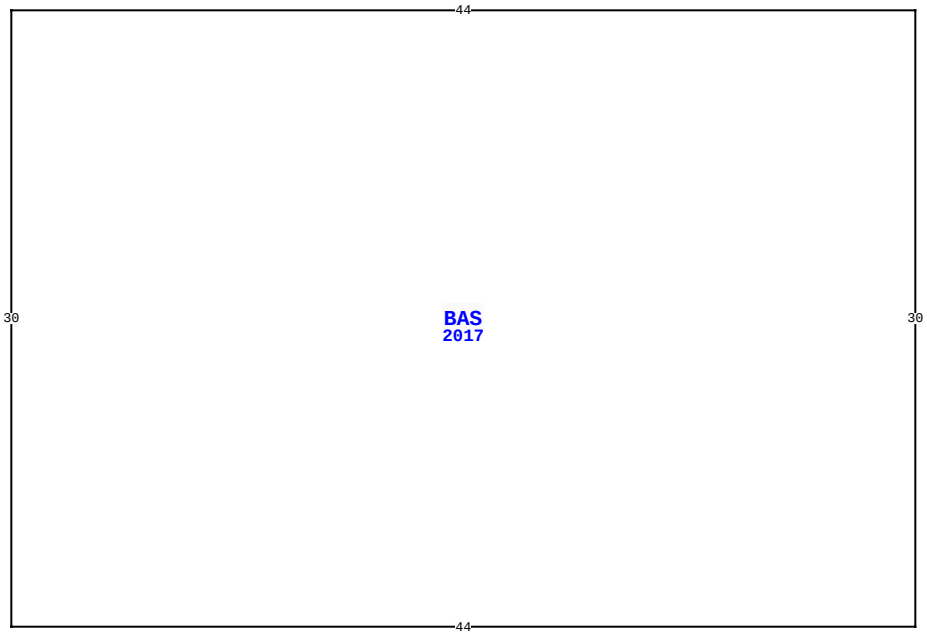
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1,320	100,368
TOTALS	1,320		1,320	100,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,320	116.8000	81.76	107,923	2017	2017	0	0	0	7.00	93.00

2 M/H 94+ – 0% - 0 Heated Area: 1320 HX Base Yr



75033 PASSPORT CT, 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	100,368
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	165,368
SOH/AGL Deduction	14,285
ASSESSED VALUE	151,083
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,083
TOTAL JUST VALUE	165,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006287	CO ISSUED	0	07/14/2017
MH992694	MH MOVE-ON	0	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2104/1855	3/03/2017	WD	Q	I	01	45,000
GRANTOR: SCHOOLEY ANNE Z						
GRANTEE: BRYANTON A LAWRENCE						
1827/1669	11/30/2012	WD	U	I	12	50,300
GRANTOR: FERGUSON GLENDA SUE						
GRANTEE: SCHOOLEY ANNE Z						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W44 S30 E44 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000133	C	SFR LAKE	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/08/2018 BY SB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS