LOT A 1993 FLEE SW
IN OR 2072/1457
JOHNSON LAKE EST # 1A PB 6/63

DAVIS EDWARD ALLAN/HIERS LISA ET AL
75567 JOHNSON LAKE ROAD E
YULEE, FL 32097

2023

18-2N-27-431A-000A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

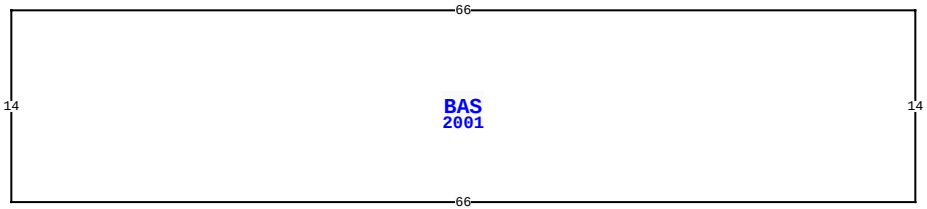
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	17,333
TOTALS	924		924	17,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	96.2000	62.53	57,778	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



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

75567 JOHNSON LAKE RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	17,333
TOTAL MARKET OB/XF VALUE	992
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	73,325
SOH/AGL Deduction	28,287
ASSESSED VALUE	45,038
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,038
TOTAL JUST VALUE	73,325
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210515	GARAGE	1,385	12/01/2002
MH013564	MH MOVE-ON	0	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2072/1457	9/16/2016	FJ	U	I	11	0
GRANTOR: DAVIS GEORGE EDWARD E						
GRANTEE: DAVIS EDWARD ALLAN						
2071/0555	9/09/2016	FJ	U	I	11	0
GRANTOR: DAVIS GEORGE EDWARD E						
GRANTEE: DAVIS EDWARD ALLAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W66 S14 E66 N14 $.

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	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2001	2001	3	20	800	
2	0751	UOP	0	0	8	8	64.00	SF	10.00	10.00	100	2001	2001	3	30	192	

LAND DESCRIPTION

TOTAL OB/XF 992

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