LOT C
IN OR 1581/72
JOHNSON LAKE EST # 1A PB 6/63

OGLETREE TAMMY RENEE
75625 JOHNSON LAKE RD
YULEE, FL 32097

2023

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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

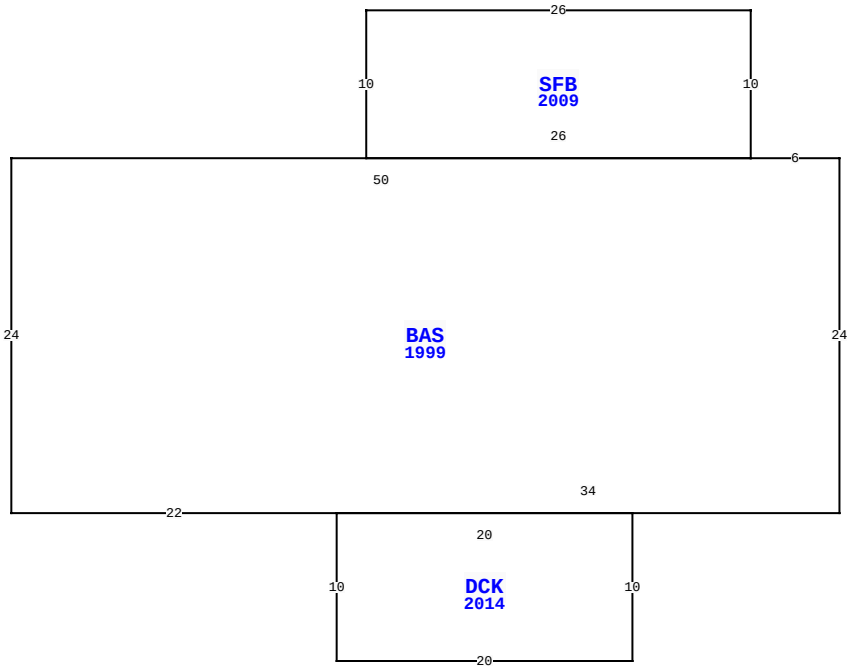
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	31,135
DCK	200	15	30	695
SFB	260	80	208	4,819
TOTALS	1,804		1,582	36,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,582	118.8000	77.22	122,162	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1552 HX Base Yr



75625 JOHNSON LAKE RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	36,649
TOTAL MARKET OB/XF VALUE	2,908
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	94,557
SOH/AGL Deduction	35,034
ASSESSED VALUE	59,523
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,523
TOTAL JUST VALUE	94,557
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992688	MH MOVE-ON	0	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/0072	8/27/2007	QC	U	I	06	100
GRANTOR: HALL LINDA LEIGH & EL						
GRANTEE: OGLETREE TAMMY RENE						
1043/0683	3/13/2002	WD	Q	I		59,000
GRANTOR: HUBBARD WILLIAM A						
GRANTEE: HALL LINDA & TOM GR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W6 SFB=[YR=2009] N10 W26 S10 E26$ W50 S24 E22
DCK=[YR=2014] S10 E20 N10 W20$E34 N24$.

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
4	0475	VF 4 SBPL	0	0	21	6	54.00	LF	14.00	14.00	100	2002	2002	3	61	461	
5	0469	VF LATTIC	0	0	21	6	54.00	SF	5.50	5.50	100	2002	2002	3	61	181	
6	0940	SHEDS/PORT	0	0	16	12	192.00	SF	21.30	21.30	100	2002	2002	3	21	859	
7	1242	WD DECK A	0	0	0	0	410.00	SF	10.00	10.00	100	2002	2002	3	21	861	
8	0350	CARPORT WD	0	0	10	20	200.00	SF	13.00	13.00	100	2002	2002	3	21	546	

LAND DESCRIPTION

TOTAL OB/XF 2,908

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	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 06/10/2022 BY NWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS