LOT E
IN OR 1532/1716
R674036 & R674037

HUNTER CHARLES/HUNTER ELSIE L
75669 JOHNSON LAKE RD
YULEE, FL 32097

2023

18-2N-27-431A-000E-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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

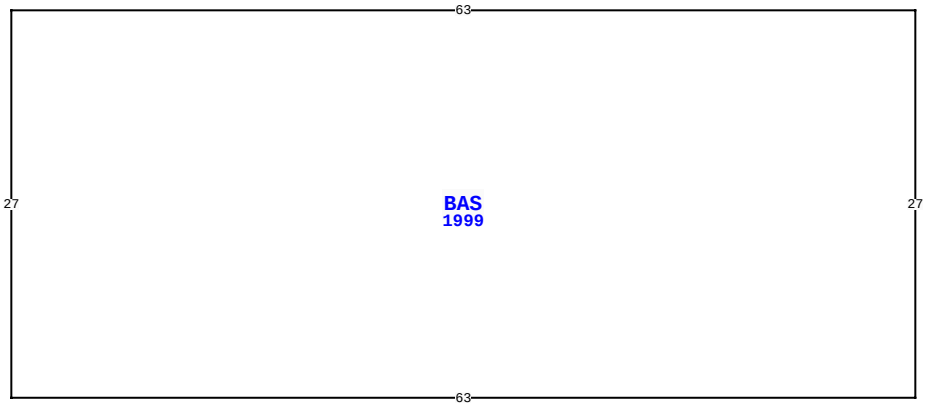
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	1,701	64,193
TOTALS	1,701		1,701	64,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,701	117.2000	82.04	139,550	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2008 Heated Area: 1701 HX Base Yr 2008



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		64,193
TOTAL MARKET OB/XF VALUE		3,804
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		122,997
SOH/AGL Deduction		57,535
ASSESSED VALUE		65,462
TOTAL EXEMPTION VALUE	HX HB	40,462
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		122,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992664	MH MOVE-ON	0	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1716	10/29/2007	WD	U	I	07	100
GRANTOR: LAYFIELD ERIC & MELIS						
GRANTEE: HUNTER ELSIE L & CH						
1522/0476	8/30/2007	WD	Q	I		115,000
GRANTOR: LAYFIELD ERIC & MELIS						
GRANTEE: HUNTER ELSIE L & CH						

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

75669 JOHNSON LAKE RD, YULEE

BUILDING NOTES

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	1242	WD DECK A	0	100	12	18	216.00	SF	10.00	10.00	100	2008	2008	3	40	864	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	

BUILDING DIMENSIONS

BAS=[YR=1999] W63 S27 E63 N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,804

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	100	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 02/20/2020 BY NWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS