



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	08	SHT VINYL 100	
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	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	784	100	784
			SUBAREA MARKET VALUE
			61,394
TOTALS	784		784
			61,394

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	784	113.0000	79.10	62,014	2021	2021	0	0	1.00	99.00		
3 M/H 94+ - 100% - 2021				Heated Area: 784				HX Base Yr 2021					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">-56-</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">-56-</div> <div style="position: absolute; left: 0; top: 50%; bottom: 0; border-right: 1px solid black;">14</div> <div style="position: absolute; right: 0; top: 50%; bottom: 0; border-left: 1px solid black;">14</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS 2021</div> </div>													
85092 JOHNSON LN, YULEE													
		BLD DATE				LGL DATE							
		XF DATE				LAND DATE							
		INC DATE				AG DATE							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			61,394
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			111,394
SOH/AGL Deduction			25,025
ASSESSED VALUE			86,369
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			36,369
TOTAL JUST VALUE			111,394
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			83,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007045	MH MOVE-ON	0	06/01/2021
8791	TEMP POLE	200	03/19/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2392/0260	3/17/2020	QC	U	I	11	100
GRANTOR: DAY JOHN						
GRANTEE: KAUFFMAN ANDREW D						
0827/0461	3/24/1998	WD	U	I	09	18,000
GRANTOR: FISHER ANNIE LEE						
GRANTEE: DAY JOHN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W56 S14 E56 N14\$.	

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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0002	RM	150.00	170.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							