PT OF JOHN LOWE GRANT
IN OR 2561/682
ESMT PT OR 483/615

DOUGLAS ALEXIS
85246 JOHNSON LN
YULEE, FL 32097

2023

42-2N-27-0000-0074-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

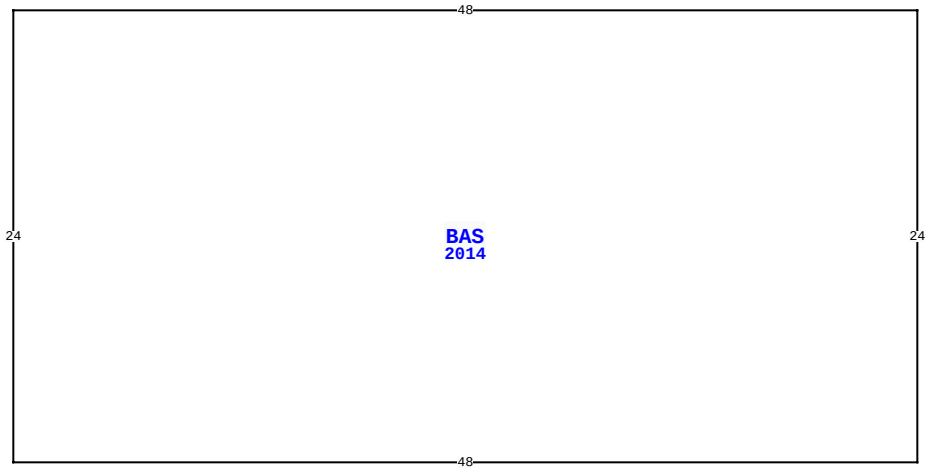
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	91,986
TOTALS	1,152		1,152	91,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	134.2000	93.94	108,219	2000	2015	0	0	0	15.00	85.00

2 M/H 94+ – 100% - 2023 Heated Area: 1152 HX Base Yr 2023



85246 JOHNSON LN, YULEE

BLD DATE	02/26/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		91,986
TOTAL MARKET OB/XF VALUE		1,030
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		143,016
SOH/AGL Deduction		0
ASSESSED VALUE		143,016
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,016
TOTAL JUST VALUE		143,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044366	MH MOVE-ON	0	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/0682	5/06/2022	WD	Q	I	01	229,100
GRANTOR: CORNERSTONE INVESTMEN						
GRANTEE: DOUGLAS ALEXIS						
2499/1435	8/27/2021	WD	Q	I	01	100,000
GRANTOR: CRANE STEPHEN D						
GRANTEE: CORNERSTONE INVESTM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W48 S24 E48 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
7	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	2013	2013	3	65	780	
8	0751	UOP	0	100	8	4	32.00	SF	10.00	10.00	100	2014	2014	3	78	250	

LAND DESCRIPTION

TOTAL OB/XF 1,030

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	50,000.00	50,000.00	50,000							

REVIEW DATE 06/11/2019 BY TWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS