IN OR 399 PG 301
ESMT PT OR 483/615

MITCHELL GARY H & SUSAN
85073 JOHNSON LANE
YULEE, FL 32097

2023

42-2N-27-0000-0074-0080

BUILDING CHARACTERISTICS

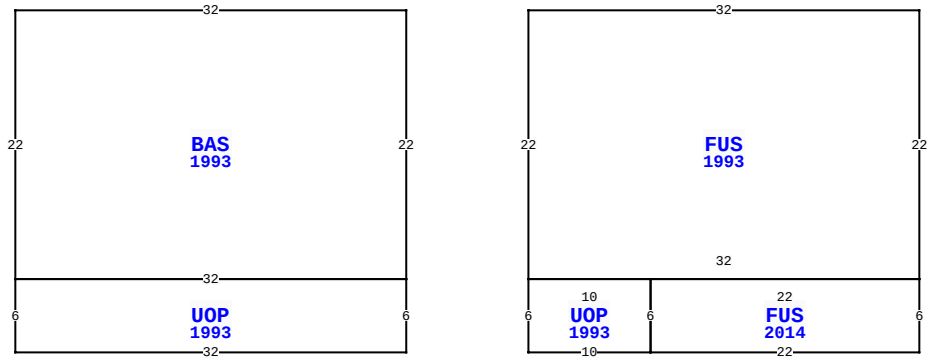
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100	704	66,815
FUS	704	100	704	66,815
FUS	132	100	132	12,527
UOP	60	20	12	1,139
UOP	192	20	38	3,606
TOTALS	1,792		1,590	150,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,590	129.0300	116.45	185,156	1979	1999	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 0 Heated Area: 1540 HX Base Yr



85073 JOHNSON LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		150,902
TOTAL MARKET OB/XF VALUE		11,521
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		242,423
SOH/AGL Deduction		141,175
ASSESSED VALUE		101,248
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		46,248
TOTAL JUST VALUE		242,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4810	SWIM POOL	5,000	04/11/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0399/0301	9/01/1983	WD	U	V		4,500
GRANTOR:						
GRANTEE:						
0140/0296	1/01/1973	WD	U	V		4,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S22 UOP=[YR=1993] S6 E32 N6 W32$ E32 N22$
PTR=E10 FUS=[YR=1993] E32 S22 FUS=[YR=2014] S6 W22
UOP=[YR=1993] W10 N6 E10 S6 $ N6 E22 $ W32 N22 $ W10 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	46.5	1,628	
2	0350	CARPORT WD	0	100	20	24	480.00	SF	13.00	13.00	100	1980	1980	3	20	1,248	
3	0681	POLE SHED	0	100	11	24	264.00	SF	8.85	8.85	100	1980	1980	3	20	467	
4	0866	POOL FIBER	0	100	15	30	450.00	SF	72.00	72.00	100	1988	1988	3	20	6,480	
5	0811	CONCRETE B	0	100	0	0	573.00	SF	5.20	5.20	100	1988	1988	3	57	1,698	

LAND DESCRIPTION

TOTAL OB/XF 11,521

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	000115	C	SFR ACRES	100	0002	RM	204.00	181.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/13/2019 BY DJA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS