

JOHNSON JACK B
86083 MOCKINGBIRD LANE
YULEE, FL 32097

2024

04 2N 27 0000 0004 0120

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10012MODULAR MT 10004PLYWOOD 10014CARPET 9008SHT VINYL 1003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA04NEIGHBORHOOD/LOC4053.00BAS1,3521001,35235,093

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0820021,352123.600086.52116,975198619860070.0030.00Heated Area: 1352HX Base Yr 2008BAS1993

NASSAU COUNTY PROPERTY

PAGE 1 of 14VALUATION SUMMARYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE35,092TOTAL MARKET OB/XF VALUE2,100TOTAL LAND VALUE - MARKET89,626TOTAL MARKET VALUE126,818SOH/AGL Deduction73,088ASSESSED VALUE53,730TOTAL EXEMPTION VALUEHX HB28,704BASE TAXABLE VALUE25,026TOTAL JUST VALUE126,818NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE124,382SALES DATAOFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE1516/04678/01/2007WDQI119,000GRANTOR:HESSENAUER PHYLLIS LGRANTEE:JOHNSON JACK B0779/078412/12/1996WDUI0521,000GRANTOR:FIRST FAMILY FINANCIAGRANTEE:HESSENAUER PHYLLISBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W52S26E52N26\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000102CSFR/MH1000007OR0.000.001.12AC1.001.001.0080,000.0080,000.0089,6002009400CRIGHTOFWAY0OR0.000.000.26AC1.001.001.00100.00100.0026

REVIEW DATE10/05/2022BYNWA

Total Acres: 1.38Total Land Value: 89,626Market: 0Agricultural: 0Common: 89,626PRINTED 08/06/2024 BY SYS