

LOTS 1 & 2
IN OR 1788/1623
JOHNSON LAKE EST UNR

B BOY DR LLC
75456 JOHNSON LAKE RD
YULEE, FL 32097

2024

18-2N-27-4315-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
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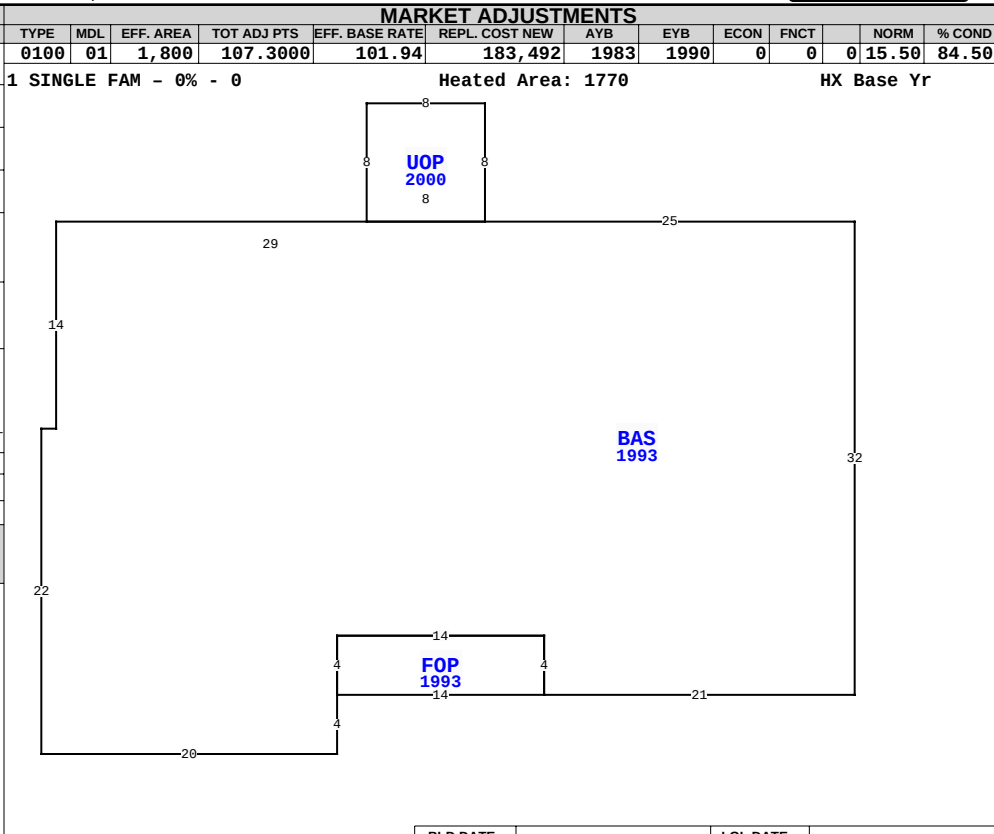
NEIGHBORHOOD/LOC	5010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	1,770	152,467
FOP	56	30	17	1,464
UOP	64	20	13	1,120

TOTALS	1,890		1,800	155,051
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0681	POLE SHED	0	0	14	30	420.00	SF	15.00	15.00	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
3	0510	GARAGE WD-	0	0	32	24	768.00	SF	35.00	35.00	
4	0855	CONC PAVER	0	0	0	0	1,100.00	SF	10.00	10.00	
5	1242	WD DECK A	0	0	0	0	1,600.00	SF	8.00	8.00	
6	0300	BOAT DCK W	0	0	0	0	200.00	SF	40.00	40.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	0		RM	230.00	150.00	2.00	LT	



75456 JOHNSON LAKE RD, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		155,051	
TOTAL MARKET OB/XF VALUE		37,678	
TOTAL LAND VALUE - MARKET		97,500	
TOTAL MARKET VALUE		290,229	
SOH/AGL Deduction		67,339	
ASSESSED VALUE		222,890	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		222,890	
TOTAL JUST VALUE		290,229	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,897	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13088	RE - ROOF	3,500	08/01/2012
7987	REMODEL	2,168	04/08/1992
4720	ADDITION	14,457	03/10/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1788/1623	4/16/2012	QC	U	I	11	100	
GRANTOR: RADTKE DEAN							
GRANTEE: B BOY DR LLC							
1781/0559	2/24/2012	WD	U	I	11	40,600	
GRANTOR: CPI HOUSING FUND LLC							
GRANTEE: RADTKE DEAN W							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W25 UOP=[YR=2000] N8 W8 S8 E8\$ W29 S14 W1 S22 E20 N4 FOP=[YR=1993] E14 N4 W14 S4\$ N4 E14 S4 E21 N32\$.											