LOT 3
IN OR 2505/1851
JOHNSONS LAKE EST UNR

DYER STEPHEN B
75474 JOHNSON LAKE RD
YULEE, FL 32097

2024

18-2N-27-4315-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

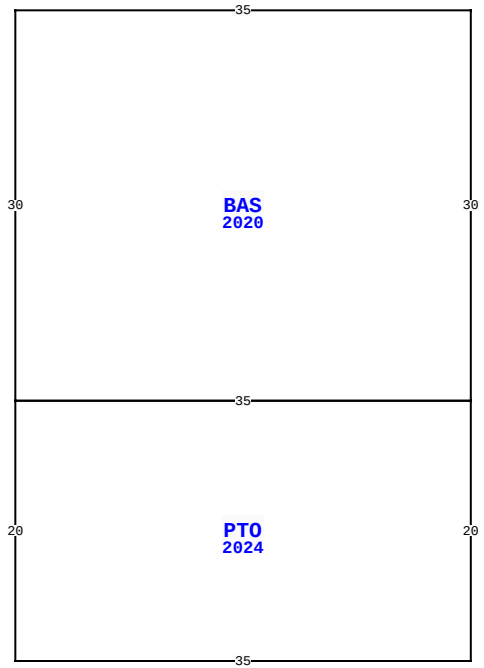
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	21,725
PTO	700	5	35	725
TOTALS	1,750		1,085	22,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,085	60.9500	21.33	23,143	2020	2020	0	0	0	3.00	97.00

3 GARAGE RES – 0% - 2024 Heated Area: 1050 HX Base Yr



75474 JOHNSON LAKE RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	22,449
TOTAL MARKET OB/XF VALUE	13,462
TOTAL LAND VALUE - MARKET	165,200
TOTAL MARKET VALUE	201,111
SOH/AGL Deduction	0
ASSESSED VALUE	201,111
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,111
TOTAL JUST VALUE	201,111
NCON VALUE	1,274
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009400	DEMOLITION	4,000	06/21/2022
20011804	MTL GAR	50,715	11/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2505/1851	10/14/2021	WD	U	I	11	100
GRANTOR: LOGAN RANDY						
GRANTEE: DYER STEPHEN B						
0975/0228	3/13/2001	WD	Q	I		75,000
GRANTOR: GORE MARK A & MICHELL						
GRANTEE: LOGAN RANDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W35 S30 E35 N30 $
PTO=[YR=2024;ORIG=-35,30] E35 S20 W35 N20 $
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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	0300	BOAT DCK W	0	0	24	3	72.00	SF	40.00	40.00	100	1995	1995	3	23	662	
2	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1987		100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1987		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 13,462

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	000133	C	SFR LAKE	0	0006	RM	0.00	0.00	4.72	AC		1.00	1.00	1.00	35,000.00	35,000.00	165,200							

REVIEW DATE 11/09/2022 BY NW Total Acres: 4.72 Total Land Value: 165,200 Market: 0 Agricultural: 0 Common: 165,200 PRINTED 08/06/2024 BY SYS