LOTS 5 & 4 R498147
IN OR 287/455 & OR 382/688
JOHNSONS LAKE EST UNR

RIGGS WILLIARD M & KATHERINE V
75492 JOHNSON LAKE ROAD
YULEE, FL 32097

2024

18-2N-27-4315-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 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
Quality	03	Quality Level 03

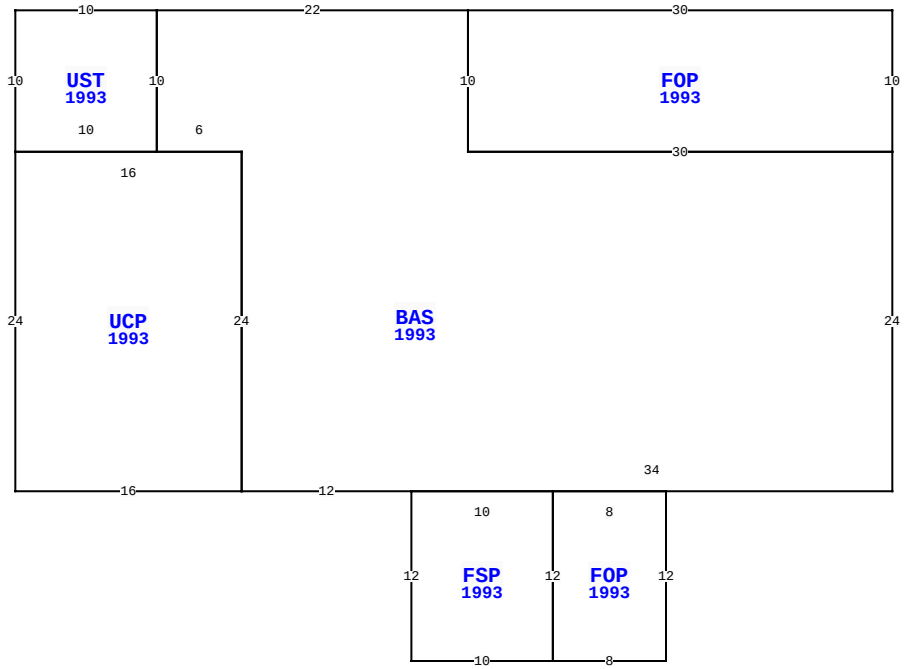
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,324	100	1,324	32,809
FOP	96	30	29	719
FOP	300	30	90	2,230
FSP	120	60	72	1,784
UCP	384	20	77	1,908
UST	100	55	55	1,363
TOTALS	2,324		1,647	40,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,647	118.0000	82.60	136,042	1976	1981	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1324 HX Base Yr



75492 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		54,459
TOTAL MARKET OB/XF VALUE		3,583
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		188,042
SOH/AGL Deduction		117,368
ASSESSED VALUE		70,674
TOTAL EXEMPTION VALUE	HX HB	36,007
BASE TAXABLE VALUE		34,667
TOTAL JUST VALUE		188,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0287/0455	1/01/1973	WD	U	V		4,300

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W30 BAS=[YR=1993] W22 UST=[YR=1993] W10 S10 UCP=[YR=1993] S24 E16 N24 W16$ E10 N10$ S10 E6 S24 E12 FSP=[YR=1993] S12 E10 FOP=[YR=1993] E8 N12 W8 S12$ N12 W10 $ E34 N24 W30 N10$ S10 E30 N10 $.

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	100	12	3	36.00	SF	40.00	40.00	100	1980	1980	3	20	288	
2	0510	GARAGE WD-	0	100	25	25	625.00	SF	23.45	23.45	100	1985	1985	3	20	2,931	
3	0350	CARPORT WD	0	100	10	14	140.00	SF	13.00	13.00	100	1985	1985	3	20	364	

LAND DESCRIPTION

TOTAL OB/XF 3,583

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	100	0006	RM	80.00	170.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							
2	000133	C	SFR LAKE	100	0006	RM	100.00	170.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/31/2022 BY NWA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/06/2024 BY SYS

LOTS 5 & 4 R498147
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BUILDING CHARACTERISTICS

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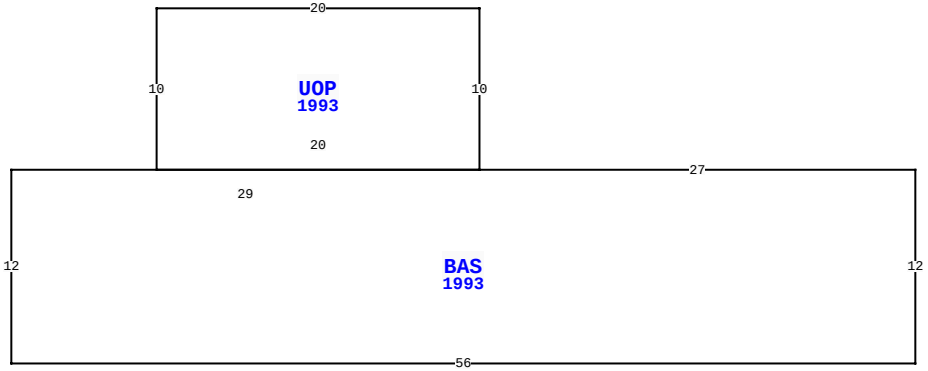
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	12,701
UOP	200	25	50	945
TOTALS	872		722	13,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	722	90.0000	63.00	45,486	1973	1973	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



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GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 UOP=[YR=1993] N10 W20 S10 E20 $ W29 S12 E56 N12 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/31/2022 BY NWA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/06/2024 BY SYS