LOT 8
IN OR 198 PG 688
2011 FLEE DW/MH

CARTER VIOLET H
75558 JOHNSON LAKE RD
YULEE, FL 32097

2024

18-2N-27-4315-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

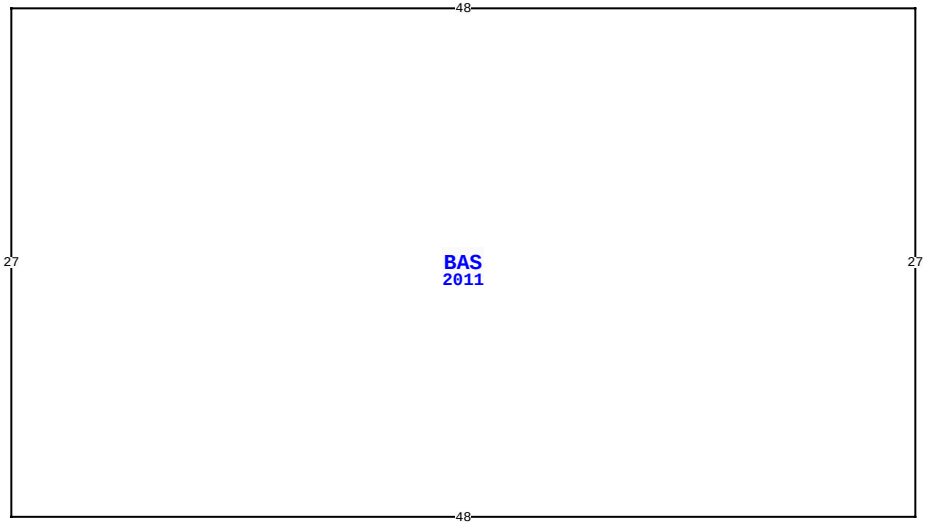
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	77,464
TOTALS	1,296		1,296	77,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	117.2000	87.90	113,918	2011	2011	0	0	0	32.00	68.00

2 M/H 94+ – 100% - 2012 Heated Area: 1296 HX Base Yr 2012



75558 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		77,464
TOTAL MARKET OB/XF VALUE		2,831
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		145,295
SOH/AGL Deduction		86,245
ASSESSED VALUE		59,050
TOTAL EXEMPTION VALUE	HX HB WX VX	44,050
BASE TAXABLE VALUE		15,000
TOTAL JUST VALUE		145,295
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5317	CO ISSUED	0	01/05/2011
M15808	H/AC	0	12/01/2010
P14565	NEW CONSTR	0	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1718/0475	12/06/2010	WD	U	I	34	4,800
GRANTOR: ZELL DONALD D						
GRANTEE: CARTER VIOLET H						
0198/0688	1/01/1975	AA	Q	V		4,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W48 S27 E48 N27$.

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	1242	WD DECK A	0	100	12	7	84.00	SF	10.00	10.00	100	2011	2011	3	50	420	
2	0811	CONCRETE B	0	100	42	12	504.00	SF	5.20	5.20	100	2011	2011	3	92	2,411	

LAND DESCRIPTION

TOTAL OB/XF 2,831

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	75.00	152.00	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: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS