LOT 10
IN OR 2590/1575
JOHNSONS LAKE EST UNR

MURDOCK JONATHAN A & KALEE R
1186 SUMMER SPRINGS DR
MIDDLEBURG, FL 32068

2024

18-2N-27-4315-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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
Quality	03	Quality Level 03

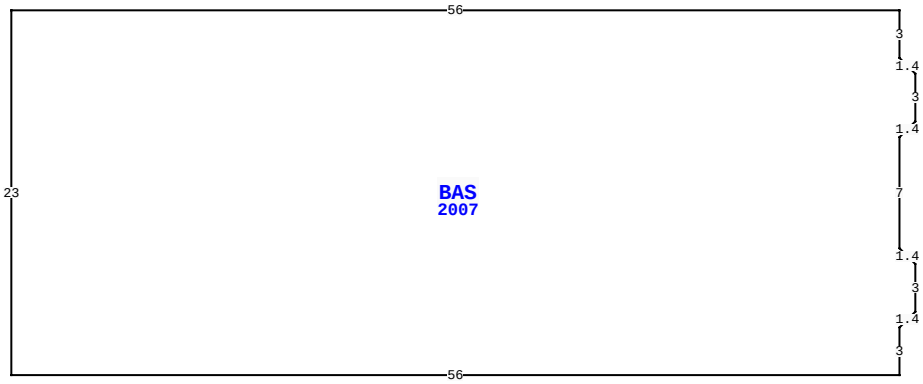
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	65,772
TOTALS	1,296		1,296	65,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,296	125.0000	87.50	113,400	1986	2006	0	0	0	42.00	58.00

1 M/H 93- – 0% - 2024 Heated Area: 1296 HX Base Yr



75586 JOHNSON LAKE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	65,772
TOTAL MARKET OB/XF VALUE	3,994
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	134,766
SOH/AGL Deduction	0
ASSESSED VALUE	134,766
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,766
TOTAL JUST VALUE	134,766
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,205

1986 BIRGADAI / ASSESSED 2008.
RP: 12841105 & 12841106
DW/MH/ID BICS21943(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH024004	MH MOVE-ON	0	12/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/1575	9/07/2022	SW	Q	I	01	225,000
GRANTOR: 75586 JOHNSON LAKE RD						
GRANTEE: MURDOCK JONATHAN A						
2564/1302	5/05/2022	CT	U	I	18	129,200
GRANTOR: CLERK OF COURT						
GRANTEE: 75586 JOHNSON LAKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W56 S23 E56 N3 R1 U1 N3 U1 L1 N7 R1 U1 N3 U1 L1 N3 $.

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	0479	VF PICKET	0	0	37	0	37.00	LF	10.00	10.00	100	2005	2005	3	66	244	
2	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	66	198	
3	0300	BOAT DCK W	0	0	37	6	222.00	SF	40.00	40.00	100	2005	2005	3	40	3,552	

LAND DESCRIPTION

TOTAL OB/XF 3,994

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		RM	100.00	150.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 07/18/2024 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS