LOT 13 & PT OF LOTS 14 & 15
(A/K/A LOT 13 PER NEW SURVEY)
JOHNSONS LAKE EST UNR

CREWS JOHNNIE N L/E/
75626 JOHNSON LAKES ROAD
YULEE, FL 32097

2024

18-2N-27-4315-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	15	HARDTILE 20
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
Quality	03	Quality Level 03

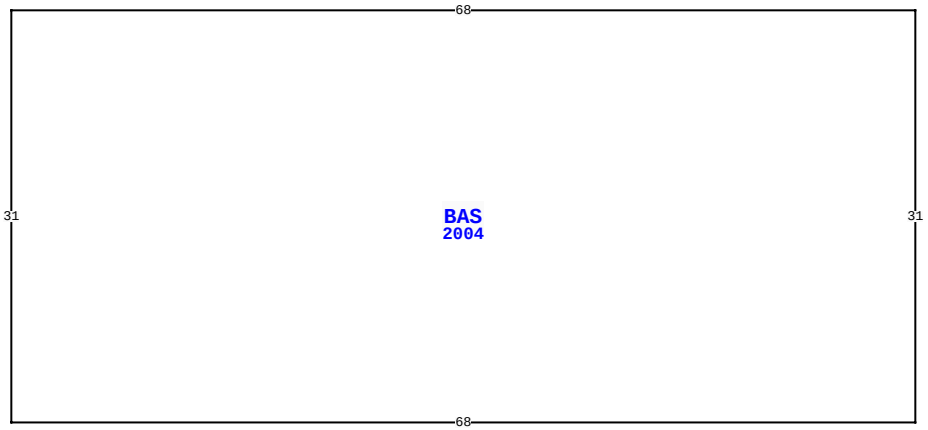
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2,108	98,326
TOTALS	2,108		2,108	98,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,108	119.6000	89.70	189,088	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2005 Heated Area: 2108 HX Base Yr 2005



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		98,326
TOTAL MARKET OB/XF VALUE		8,437
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		171,763
SOH/AGL Deduction		68,468
ASSESSED VALUE		103,295
TOTAL EXEMPTION VALUE	HX HB DX WR	60,000
BASE TAXABLE VALUE		43,295
TOTAL JUST VALUE		171,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044389	MH MOVE-ON	0	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/847	10/10/2023	LE	U	I	11	100
GRANTOR: CREWS JOHNNIE NOAH						
GRANTEE: BRADFORD JOHNNIE BE						
1284/1786	12/30/2004	WD	Q	I		36,000
GRANTOR: ZELL DONALD D						
GRANTEE: CREWS JOHNNIE N & P						

75626 JOHNSON LAKE RD, YULEE

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

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2004	2004	3	22	1,267	
3	1242	WD DECK A	0	100	24	12	288.00	SF	10.00	10.00	100	2004	2004	3	22	634	
4	0351	CARPORT MT	0	100	24	16	384.00	SF	10.00	10.00	100	2020	2020	3	90	3,456	

BUILDING DIMENSIONS

BAS=[YR=2004] W68 S31 E68 N31$.

LAND DESCRIPTION

TOTAL OB/XF 8,437

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		RM	126.00	165.00	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