LOTS 28 & 29
IN OR 2654/1902
JOHNSONS LAKE EST UNR

WALLS TALON C & JAMIE R
716 SOUTH 12TH STREET
FERNANDINA BEACH, FL 32034

2024

18-2N-27-4315-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	05	Quality Level 05

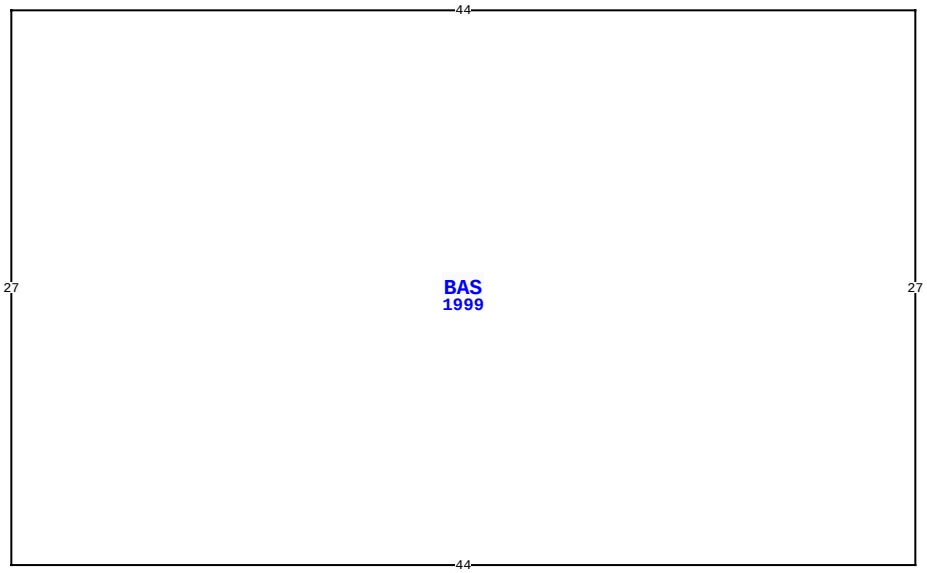
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	86,657
TOTALS	1,188		1,188	86,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	147.3600	110.52	131,298	1999	2010	0	0	0	34.00	66.00

1 M/H 94+ – 0% - 2024 Heated Area: 1188 HX Base Yr



75668 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	86,657
TOTAL MARKET OB/XF VALUE	9,049
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	160,706
SOH/AGL Deduction	0
ASSESSED VALUE	160,706
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,706
TOTAL JUST VALUE	160,706
NCON VALUE	32,999
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,875

BLDG:1:4: 2000 KING (2000)
BLDG:1:3: RP: 816127 816128
BLDG:1:1: DW/MH/ID N89524(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992878	MH MOVE-ON	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2654/1902	7/14/2023	WD	Q	I	01	204,999
GRANTOR: CARTER SHARLEEN MARIE						
GRANTEE: WALLS TALON C & JAM						
0859/1558	12/21/1998	WD	Q	I		42,900
GRANTOR: HALL REBA HELENE						
GRANTEE: CARTER SHARLEEN MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W44 S27 E44 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	0	0	0	180.00	SF	10.00	10.00	100	1985	1985	3	20	360	
2	0752	USP	0	0	20	10	200.00	SF	15.00	15.00	100	1985	1985	3	20	600	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
4	0300	BOAT DCK W	0	0	0	0	160.00	SF	40.00	40.00	100	2024	2016		81	5,184	

LAND DESCRIPTION

TOTAL OB/XF 9,049

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	140.00	150.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/30/2024 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS