LOT 34
IN OR 1001/1412
R621817 & R621818

DYKES WALTER LEO
75734 JOHNSON LAKE ROAD
YULEE, FL 32097

2024

18-2N-27-4315-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

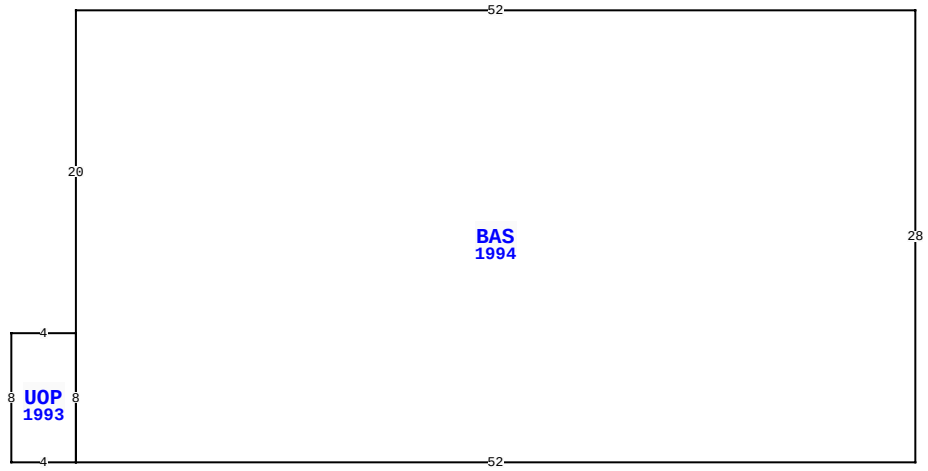
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,456	100	1,456	38,526
UOP	32	25	8	212
TOTALS	1,488		1,464	38,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,464	117.6000	88.20	129,125	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2002 Heated Area: 1456 HX Base Yr 2002



75734 JOHNSON LAKE RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		38,738
TOTAL MARKET OB/XF VALUE		6,540
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		110,278
SOH/AGL Deduction		49,270
ASSESSED VALUE		61,008
TOTAL EXEMPTION VALUE	HX HB	36,008
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		110,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-746	MH MOVE-ON	0	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1001/1412	8/07/2001	WD	Q	I		70,000
GRANTOR: WOOD BETTY C						
GRANTEE: DYKES WALTER LEO						
0720/1028	12/21/1994	WD	U	V	06	100
GRANTOR: MARTYN ROBERT H & DOR						
GRANTEE: WOOD BETTY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W52 S20 UOP=[YR=1993] W4 S8 E4 N8$ S8 E52 N28$.

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	1994	1994	3	76	2,660	
2	1242	WD DECK A	0	100	0	0	256.00	SF	10.00	10.00	100	1996	1996	3	20	512	
3	0754	FOP	0	100	12	8	96.00	SF	15.00	15.00	100	1997	1997	3	20	288	
4	0300	BOAT DCK W	0	100	0	0	275.00	SF	40.00	40.00	100	2000	2000	3	28	3,080	

LAND DESCRIPTION

TOTAL OB/XF 6,540

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	100.00	200.00	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