LOT 35
IN OR 2499/1383
R673718 & R673719

CANEUP REBECCA S
75746 JOHNSON LAKE RD
YULEE, FL 32097

2024

18-2N-27-4315-0035-0000

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

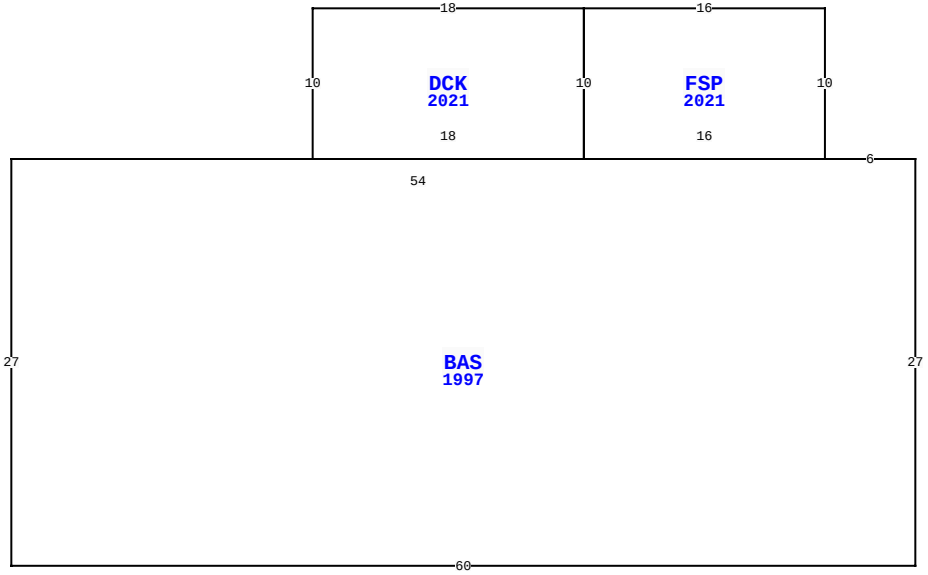
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	140,493
DCK	180	15	27	2,342
FSP	160	60	96	8,326
TOTALS	1,960		1,743	151,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,743	128.4800	96.36	167,955	1997	2017	0	0	0	10.00	90.00

2 M/H 94+ – 100% - 2022 Heated Area: 1620 HX Base Yr 2022



75746 JOHNSON LAKE RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		151,160
TOTAL MARKET OB/XF VALUE		4,144
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		220,304
SOH/AGL Deduction		36,179
ASSESSED VALUE		184,125
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,125
TOTAL JUST VALUE		220,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,042

1997 MERITT (PINE MANOR)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971773	MH MOVE-ON	0	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2499/1383	9/16/2021	WD	Q	I	01	205,000
GRANTOR: BUTLER LAURA & DAVID						
GRANTEE: CANEUP REBECCA S						
1901/1928	2/01/2014	WD	Q	I	01	85,000
GRANTOR: WALLACE JAMIE E & NJK						
GRANTEE: MARCIN LAURA & DAVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W6 FSP=[YR=2021] N10 W16 DCK=[YR=2021] W18 S10 E18 N10$ S10 E16$ W54 S27 E60 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	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	1985	1985	3	20	1,728	
2	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	1997	1997	3	20	256	
3	0300	BOAT DCK W	0	100	21	8	168.00	SF	40.00	40.00	100	1997	1997	3	25	1,680	
4	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2013	2013	3	60	480	

LAND DESCRIPTION

TOTAL OB/XF 4,144

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	213.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/17/2022 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS