

LOTS 57 & 58
IN OR 806 PG 1501
R359482 & R359483

DAVIS LOWELL B
75012 JOHNSON LAKE ROAD
YULEE, FL 32097-2678

2024

18-2N-27-4315-0057-0000



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 80
Interior Floo	07	CORK/VTILE 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	1,560	100	1,560	38,460
BAS	336	100	336	8,284
FOP	120	30	36	887
UGR	520	45	234	5,769
TOTALS	2,536		2,166	53,401

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	24	14	336.00	SF	30.00	30.00	100	1993
2	0300	BOAT DCK W	0 100	30	10	300.00	SF	40.00	40.00	100	1990
3	0751	UOP	0 100	24	6	144.00	SF	10.00	10.00	100	1995
4	0681	POLE SHED	0 100	24	6	144.00	SF	15.00	15.00	100	1995
5	0811	CONCRETE B	0 100	0	0	512.00	SF	5.20	5.20	100	1996
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988
7	1242	WD DECK A	0 100	0	0	180.00	SF	3.00	3.00	100	1996
8	0510	GARAGE WD-	0 100	36	24	864.00	SF	17.50	17.50	100	2002
9	0803	ASPHALT C	0 100	0	0	900.00	SF	2.00	2.00	100	2002

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	100		RM	215.00	140.00	1.50	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,166	117.4000	82.18	178,002	1988	1988	0	0	0 70.00	30.00
1 M/H 93- - 100% - 0											
Heated Area: 1896											
HX Base Yr											
75012 JOHNSON LAKE RD, YULEE											

TOTAL OB/XF											
14,945											

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					53,401				
TOTAL MARKET OB/XF VALUE					14,945				
TOTAL LAND VALUE - MARKET					97,500				
TOTAL MARKET VALUE					165,846				
SOH/AGL Deduction					83,287				
ASSESSED VALUE					82,559				
TOTAL EXEMPTION VALUE					HX HB DX				
BASE TAXABLE VALUE					55,000				
TOTAL JUST VALUE					27,559				
NCON VALUE					165,846				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					162,502				
GR/UT (36X24) RIGHTSIDE OF DRVWY									
1988 FLEETWOOD (1989)									
RP: 359482 & 359483									
DW/MH/ID F11F14118(A/B)									
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
V000092		REMODEL			0		06/01/2000		
B9906102		REMODEL			7,146		05/01/1999		
7219		MH MOVE-ON			28,900		04/11/1988		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0806/1501		9/17/1997		QC	U	I	06	100	
GRANTOR: DAVIS LOWELL B & SARA									
GRANTEE: DAVIS LOWELL B									
0397/0801		9/01/1983		WD	U	V		7,500	
GRANTOR:									
GRANTEE:									
BUILDING NOTES									