LOT 65
IN OR 869/166
R583812 & R583813

HARDEN GERALD W
75118 JOHNSON LAKE ROAD
YULEE, FL 32097

2024

18-2N-27-4315-0065-0000

BUILDING CHARACTERISTICS

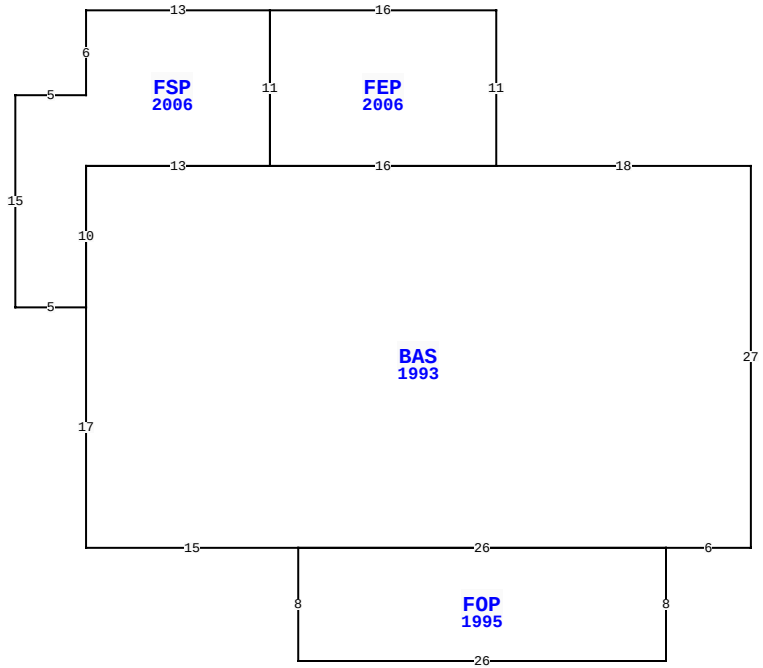
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,269	100	1,269	33,365
FEP	176	85	150	3,944
FOP	208	30	62	1,630
FSP	218	60	131	3,444
TOTALS	1,871		1,612	42,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,612	125.2000	87.64	141,276	1993	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1999 Heated Area: 1419 HX Base Yr 1999



75118 JOHNSON LAKE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		42,383
TOTAL MARKET OB/XF VALUE		9,746
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		117,129
SOH/AGL Deduction		45,615
ASSESSED VALUE		71,514
TOTAL EXEMPTION VALUE	HX HB	46,514
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		117,129
NCON VALUE		2,031
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,283

GR/UT (14X44) + CRPT (12X20) ARE ATTACHED TOGETHER
1994 DEST (1994)
RP: 583812 & 583813
DW/MH/ID 037391(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0869/0166	5/28/1998	WD	U	I	07	100
GRANTOR: RITCHEY DONNA						
GRANTEE: HARDEN GERALD W						
0835/0569	5/28/1998	WD	Q	I		54,000
GRANTOR: RITCHEY DONNA						
GRANTEE: HARDEN GERALD W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W18 W16 W13 S10 S17 E15 E26 E6 N27 $
FSP=[YR=2006;ORIG=-34,-11] W13 S6 W5 S15 E5 N10 E13 N11 $
FOP=[YR=1995;ORIG=-32,27] S8 E26 N8 W26 $
FEP=[YR=2006;ORIG=-18,0] N11 W16 S11 E16 $
.

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	1993	1993	3	74	2,590	
2	0510	GARAGE WD-	0	100	14	44	616.00	SF	35.00	35.00	100	1989	1989	3	20	4,312	
3	0350	CARPORT WD	0	100	12	20	240.00	SF	13.00	13.00	100	1989	1989	3	20	624	
4	0810	CONCRETE A	0	100	0	0	50.00	SF	6.50	6.50	100	1995	1995	3	70	228	
5	0802	ASPHALT B	0	100	0	0	700.00	SF	2.40	2.40	100	1990	1990	3	50	840	
6	0300	BOAT DCK W	0	100	12	12	144.00	SF	40.00	40.00	100	1980	1980	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 9,746

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

REVIEW DATE 04/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS