

LOT 68
IN OR 1519/1589
JOHNSONS LAKE EST UNR

WRIGHT EDWARD & CAROL H
75154 JOHNSON LAKE ROAD
YULEE, FL 32097-7290

2024

18-2N-27-4315-0068-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 05

NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,800	100	2,800	335,475
FEP	294	80	235	28,156
FGR	972	55	535	64,100
FOP	44	30	13	1,558
PTO	24	5	1	120
STR	27	10	3	359

TOTALS 4,161 3,587 429,767

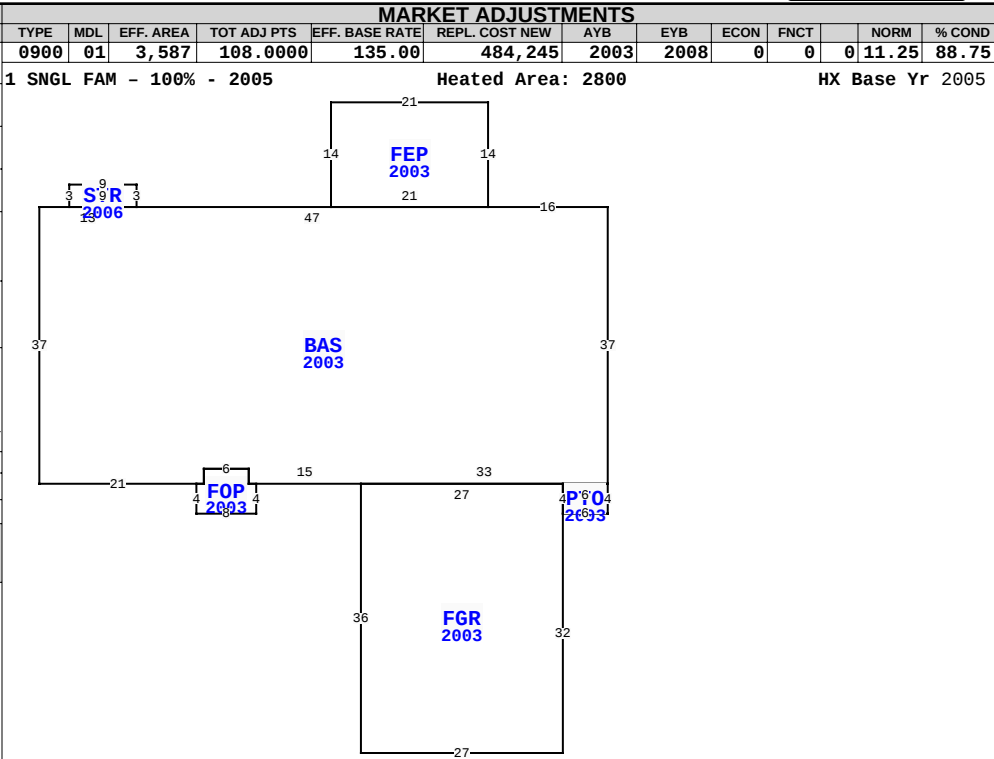
EXTRA FEATURES

L N	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	0810	CONCRETE A	0	100	0	0	195.00	SF	6.50	6.50	100	1980	1980	3	32.5	412	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
3	0812	CONCRETE C	0	100	0	0	1,552.00	SF	4.00	4.00	100	2003	2003	3	83	5,153	
4	0300	BOAT DCK W	0	100	36	4	144.00	SF	40.00	40.00	100	2000	2000	3	28	1,613	
5	0350	CARPORT WD	0	100	16	12	192.00	SF	9.75	9.75	100	2005	2005	3	24	449	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	116.00	200.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/03/2024 BY TWA



75154 JOHNSON LAKE RD, YULEE

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

TOTAL OB/XF 10,672

L N	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
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REVIEW DATE 04/03/2024 BY TWA

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		429,767
TOTAL MARKET OB/XF VALUE		10,672
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		505,439
SOH/AGL Deduction		279,473
ASSESSED VALUE		225,966
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		175,966
TOTAL JUST VALUE		505,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005785	REPAIR/RRF	0	07/20/2020
B0007005	NEW CONSTR	71,851	03/01/2000

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/1589	8/17/2007	WD	U	I	01	100

GRANTOR: HIGGINBOTHAM CAROL

GRANTEE: WRIGHT EDWARD & CAR

0175/0379 1/01/1974 AA Q V 5,700

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 FEP=[YR=2003] N14 W21 S14 E21 \$ W47
STR=[YR=2006] N3 W9 S3 E9 \$ W13 S37 E21 FOP=[YR=2003] S4 E8
N4 W1 N2 W6 S2 W1 \$ E1 N2 E6 S2 E15 FGR=[YR=2003] S36 E27
N32 PTO=[YR=2003] E6 N4 W6 S4\$ N4 W27\$E33N37\$.