

DOWNING KAREN A & RANDALL S
75174 JOHNSON LAKE ROAD
YULEE, FL 32097-1640

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

080002

MDL

02

EFF. AREA

1,452

TOT ADJ PTS

117.2000

EFF. BASE RATE

87.90

REPL. COST NEW

127,631

AYB

2005

EYB

2010

ECON

0

FNCT

0

NORM

034.00

% COND

66.00

30

VINYL 100

03

GABLE/HIP 100

03

COMP SHNGL 100

05

DRYWALL 100

14

CARPET 80

08

SHT VINYL 20

03

CENTRAL 100

04

AIR DUCTED 100

3 100

2 100

02

WOOD FRAME 100

1.

1. 100

0 100

03

Quality Level 03

0200

MOBILE HOME

MKT AREA

05

5010.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,452

100

1,452

84,236

TOTALS

1,452

1,452

84,236

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

0100

16

8

128.00

SF

6.50

6.50

100

2005

2005

3

86

716

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

05/25/2022

BY

NWA

Total Acres:

0.00

Total Land Value:

65,000

Market:

0

Agricultural:

0

Common:

65,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

Heated Area: 1452

HX Base Yr 2006

56

26

54

24

2

BAS

2005

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

75174 JOHNSON LAKE RD, YULEE

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1302/1798

3/18/2005

WD

U

I

11

35,000

GRANTOR: ZELL MARGARET R

GRANTEE: DOWNING KAREN A & R

1004/0617

8/22/2001

WD

U

V

05

35,000

GRANTOR: ZOLLINHOFFER JOHN B

GRANTEE: ZELL MARGARET R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W56 S26 E54 N2 E2 N24\$.

NASSAU COUNTY PROPERTY

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