LOT 75 & S1/2 OF LOT 76
& N 10' OF LOT 74
PT OR 2557/312

BEVERLY CANDIE M
75258 JOHNSON LAKE RD
YULEE, FL 32097

2024

18-2N-27-4315-0075-0000

BUILDING CHARACTERISTICS

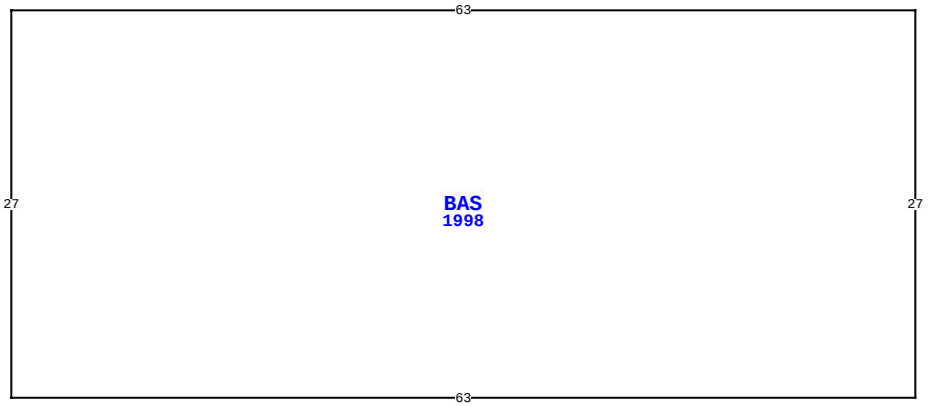
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,701	100	1,701	31,537
TOTALS	1,701		1,701	31,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,701	123.6000	92.70	157,683	1998	1998	0	0	33	58.00	20.00

1 M/H 94+ – 100% - 2023 Heated Area: 1701 HX Base Yr 2023



75258 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		31,537
TOTAL MARKET OB/XF VALUE		6,130
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		135,167
SOH/AGL Deduction		0
ASSESSED VALUE		135,167
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		80,167
TOTAL JUST VALUE		135,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982387	MH MOVE-ON	0	09/01/1998
961597	H/AC	0	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/0312	3/29/2022	WD	Q	I	02	132,000
GRANTOR: CLINE DANA						
GRANTEE: BEVERLY DANIEL WALT						
2506/1678	10/18/2021	PR	U	I	19	100
GRANTOR: BUCKLAND KARA P/R OF						
GRANTEE: CLINE DANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W63 S27 E63 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0753	UEP	0	100	16	12	192.00	SF	22.00	22.00	100	2015	2015	3	78	3,295	

LAND DESCRIPTION

TOTAL OB/XF 6,130

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	150.00	140.00	1.50	LT		1.00	1.00	1.00	65,000.00	65,000.00	97,500							

REVIEW DATE 05/26/2022 BY NWA Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 08/06/2024 BY SYS