LOT 17
IN OR 718/1945
R672939 & R672940

CASTLE JEFFERY A
75297 JOHNSON LAKE ROAD
YULEE, FL 32097

2024

18-2N-27-4316-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

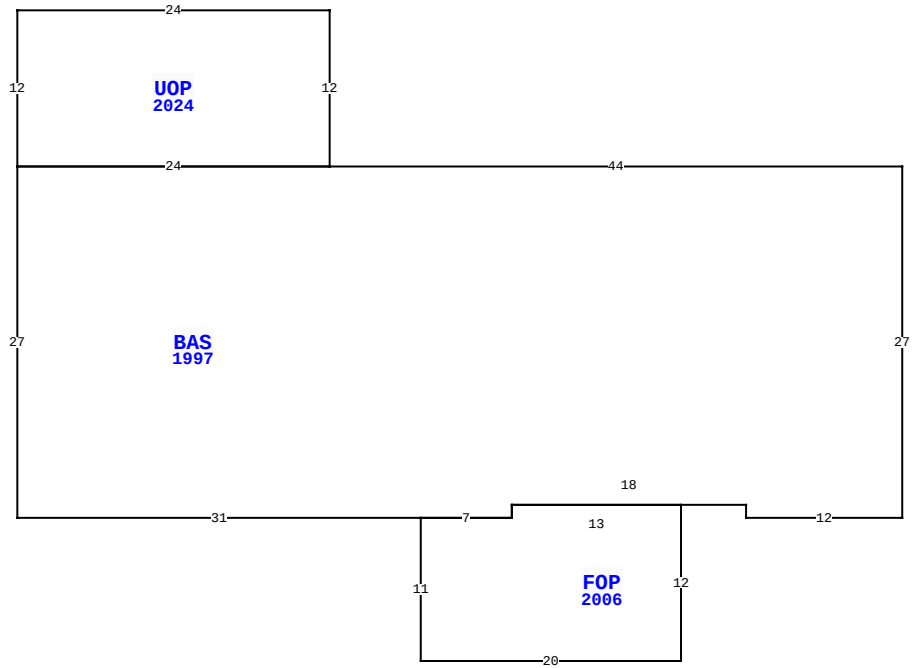
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,818	100	1,818	67,193
FOP	233	30	70	2,587
UOP	288	25	72	2,661
TOTALS	2,339		1,960	72,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,960	123.2000	92.40	181,104	1997	1997	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 1996 Heated Area: 1818 HX Base Yr 1996



75297 JOHNSON LAKE RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		72,442
TOTAL MARKET OB/XF VALUE		6,530
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		133,972
SOH/AGL Deduction		57,919
ASSESSED VALUE		76,053
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		26,053
TOTAL JUST VALUE		133,972
NCON VALUE		5,720
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971708	MH MOVE-ON	0	03/01/1997
94 733	MH MOVE-ON	0	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2025/0099	1/25/2016	QC	U	I	11	100
GRANTOR: CASTLE JEFFERY A & JU						
GRANTEE: CASTLE JEFFERY A						
1940/1320	9/30/2014	FJ	U	I	37	100
GRANTOR: CASTLE JUANITA						
GRANTEE: CASTLE JEFFERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W44 W24 S27 E31 E7 N1 E18 S1 E12 N27 $
FOP=[YR=2006;ORIG=-37,27] S11 E20 N12 W13 S1 W7 $
UOP=[YR=2024;ORIG=-68,0] E24 N12 W24 S12 $
.

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	1997	1997	3	80	2,800	
2	0350	CARPORT WD	0	100	14	18	252.00	SF	13.00	13.00	100	1997	1997	3	20	655	
3	0350	CARPORT WD	0	100	14	10	140.00	SF	13.00	13.00	100	2000	2000	3	20	364	
4	0810	CONCRETE A	0	100	0	0	528.00	SF	6.50	6.50	100	2000	2000	3	79	2,711	

LAND DESCRIPTION

TOTAL OB/XF 6,530

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	000102	C	SFR/MH	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 04/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS