LOT 24
IN OR 843/1435
R672993 & R672994

WILLIAMSON KENNETH
75389 JOHNSON LAKE ROAD
YULEE, FL 32097

2024

18-2N-27-4316-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

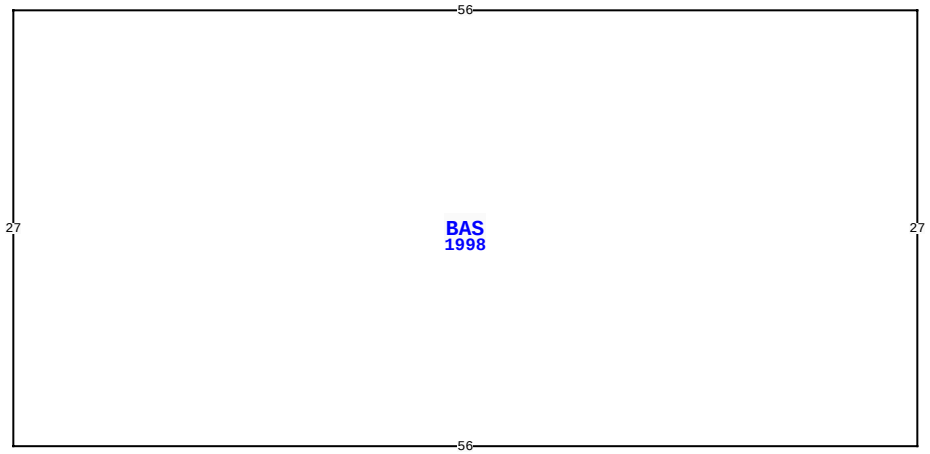
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,512	100	1,512	58,678
TOTALS	1,512		1,512	58,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	123.2000	92.40	139,709	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 1999 Heated Area: 1512 HX Base Yr 1999



75389 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		58,678
TOTAL MARKET OB/XF VALUE		2,906
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		116,584
SOH/AGL Deduction		51,019
ASSESSED VALUE		65,565
TOTAL EXEMPTION VALUE	HX HB	40,565
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		116,584
NCON VALUE		5,094
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982303	MH MOVE-ON	0	08/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0843/1435	8/05/1998	WD	Q	V		26,000
GRANTOR: ZELL DONALD D						
GRANTEE: WILLIAMSON KENNETH						
0800/0411	7/17/1997	WD	U	V	01	100
GRANTOR: ZELL MARGARET						
GRANTEE: ZELL DONALD						

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	1242	WD DECK A	0	100	12	16	192.00	SF	10.00	10.00	100	1998	1998	3	20	384	
2	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	2024	2018		97	2,522	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,906

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