



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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	1,488	100	1,488	70,871
DCK	80	15	12	571
DCK	100	15	15	714
USP	120	50	60	2,858
TOTALS	1,788		1,575	75,014

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0810	CONCRETE A	0	100	6	5	
2	1242	WD DECK A	0	100	20	10	
3	1242	WD DECK A	0	100	10	8	
4	0940	SHEDS/PORT	0	100	16	12	
5	0351	CARPORT MT	0	100	22	18	

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D								
1	000102	C	SFR/MH	100									

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,575	117.6000	88.20	138,915	1999	2004	0	0	0	46.00	54.00	
1 M/H 94+ - 100% - 2019													
Heated Area: 1488													
HX Base Yr 2019													
75421 JOHNSON LAKE RD, YULEE													

TOTAL OB/XF													
7,514													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		75,014	
TOTAL MARKET OB/XF VALUE		7,514	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		137,528	
SOH/AGL Deduction		70,704	
ASSESSED VALUE		66,824	
TOTAL EXEMPTION VALUE		HX HB 41,824	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		137,528	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		135,512	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992677	MH MOVE-ON	0	05/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2721/339	6/24/2024	QC	U	I	11	100
GRANTOR: JONES RONALD D						
GRANTEE: JONES JOYCE A						
2204/0885	6/19/2018	QC	U	I	11	87,500
GRANTOR: JONES RONALD D						
GRANTEE: JONES JOYCE A						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1999] W2 DCK=[YR=2021] N10 W10 USP=[YR=2021] W12 S10 E12 N10\$ S10 E10\$ W46 S31 E10 DCK=[YR=2021] S8 E10 N8 W10\$ E38 N31\$.													