

DAVIS EDWARD ALLAN/HIERS LISA ET AL
75567 JOHNSON LAKE ROAD E
YULEE, FL 32097

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	24	CORG METAL	100	0820	02	960	96.2000	67.34	64,646	1993	1993	0	0	0	70.00	30.00	VALUATION BY STANDARD																			
RooF Structur	03	GABLE/HIP	100	1 M/H 93- - 0% - 0													Heated Area: 924HX Base Yr																			
RooF Cover	01	MINIMUM	100	66 14 14 33 18 15 8 8 18 BAS 2001 UOP 2024													BAS 2001										UOP 2024									
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		2 100																																		
Bathrooms		2 100																																		
Frame	02	WOOD FRAME	100																																	
Stories Units	1.	1. 100																																		
		0 100																																		
Quality		03	Quality Level 03																																	
DOR CODE		0100	SINGLE FAMILY																																	
MAP NUM			MKT AREA				05																													
NEIGHBORHOOD/LOC		5010.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	924	100	924	18,667																																
UOP	144	25	36	727																																
TOTALS		1,068	960	19,394																																
EXTRA FEATURES					75567 JOHNSON LAKE RD, YULEE																															
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	0351	CARPORT MT	0 0	20 20	400.00	SF	10.00	10.00	100	2001	2001	3	20	800																						
2	0751	UOP	0 0	8 8	64.00	SF	10.00	10.00	100	2001	2001	3	29	186																						
3	0810	CONCRETE A	0 0	12 20	240.00	SF	6.50	6.50	100	2024	2001		80	1,248																						