LOT D IN OR 1253/1957
1972 FTWD SW/MH
JOHNSON LAKE EST # 1A PB 6/63

OGLETREE TAMMIE
75641 JOHNSON LAKE RD
YULEE, FL 32097

2024

18-2N-27-431A-000D-0000

BUILDING CHARACTERISTICS

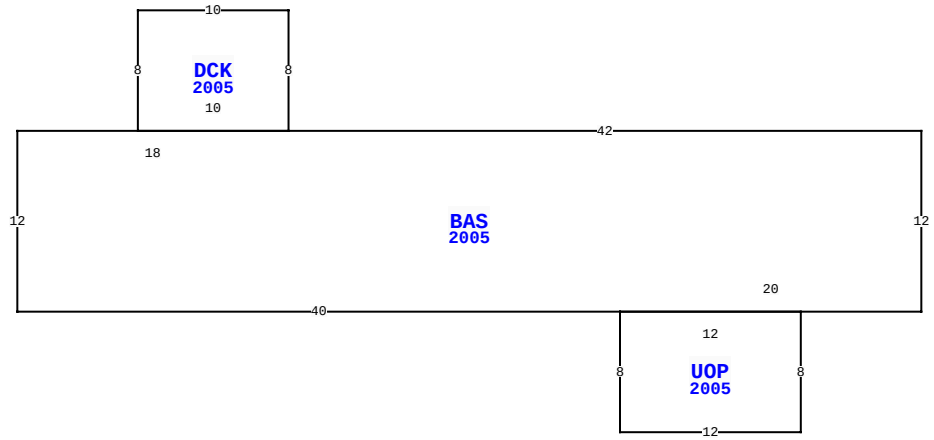
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	720	100	720	16,814
DCK	80	15	12	280
UOP	96	25	24	560
TOTALS	896		756	17,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	756	111.2000	77.84	58,847	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 720 HX Base Yr



75641 JOHNSON LAKE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	17,654
TOTAL MARKET OB/XF VALUE	1,584
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	74,238
SOH/AGL Deduction	28,767
ASSESSED VALUE	45,471
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,471
TOTAL JUST VALUE	74,238
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1253/1957	8/20/2004	QC	U	V	01	100
GRANTOR: COKER JAMES						
GRANTEE: COKER TAMMIE						
1114/1684	2/20/2003	WD	U	V	05	32,700
GRANTOR: ZELL DONALD D & MARGA						
GRANTEE: COKER TAMMIE & JAME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W42 DCK=[YR=2005] N8 W10 S8 E10$ W18 S12 E40
UOP=[YR=2005] S8 E12 N8 W12$ E20 N12$.

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	0940	SHEDS/PORT	0	0	20	11	220.00	SF	30.00	30.00	100	2005	2005	3	24	1,584	

LAND DESCRIPTION

TOTAL OB/XF 1,584

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	0	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/20/2020 BY NWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS