

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	11	CLAY TILE 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	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 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	YEAR
BAS	1,770	100	1993
FOP	56	30	1993
UOP	64	20	2000
TOTALS	1,890		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,800	107.3000	107.30	193,140	1983	1983	0	0	0	17.50	82.50		
1 SINGLE FAM - 0% - 2025														
Heated Area: 1770														
HX Base Yr														
75456 JOHNSON LAKE RD, YULEE														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 4				Tax Dist:	
BUILDING MARKET VALUE				159,340	
TOTAL MARKET OB/XF VALUE				36,033	
TOTAL LAND VALUE - MARKET				110,500	
TOTAL MARKET VALUE				305,873	
SOH/AGL Deduction				0	
ASSESSED VALUE				305,873	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				305,873	
TOTAL JUST VALUE				305,873	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				290,229	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13088	RE-ROOF	3,500	08/01/2012
7987	REMODEL	2,168	04/08/1992
4720	ADDITION	14,457	03/10/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2756/1308	12/02/2024	LE	U	I	11	100
GRANTOR: RADTKE DEAN						
GRANTEE: RADTKE BRETT						
2756/1075	12/02/2024	QC	U	I	11	100
GRANTOR: B BOY DR LLC						
GRANTEE: RADTKE DEAN						

EXTRA FEATURES	
L N	OB/XF CODE
1	0681
2	0500
3	0510
4	0855
5	1242
6	0300

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W25 UOP=[YR=2000] N8 W8 S8 E8\$ W29 S14 W1 S22 E20 N4 FOP=[YR=1993] E14 N4 W14 S4\$ N4 E14 S4 E21 N32\$.	

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	0681	POLE SHED	0	0	14	30	SF	15.00	15.00	100	1989	1989	3	20	1,260	
2	0500	FP-PRE FAB	0	0	0	0	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
3	0510	GARAGE WD-	0	0	32	24	SF	35.00	35.00	100	1995	1995	3	20	5,376	
4	0855	CONC PAVER	0	0	0	0	SF	10.00	10.00	100	2021	2021	3	99	10,890	
5	1242	WD DECK A	0	0	0	0	SF	8.00	8.00	100	2018	2018	3	78	9,984	
6	0300	BOAT DCK W	0	0	0	0	SF	40.00	40.00	100	2018	2018	3	84	6,720	
TOTAL OB/XF 36,033																

LAND DESCRIPTION		TOTAL OB/XF														36,033								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	0		RM	230.00	150.00	2.00	LT		1.00	1.00	0.85	65,000.00	55,250.00	110,500							