

LOT 9  
IN OR 1753/1677  
R816038 & R816039

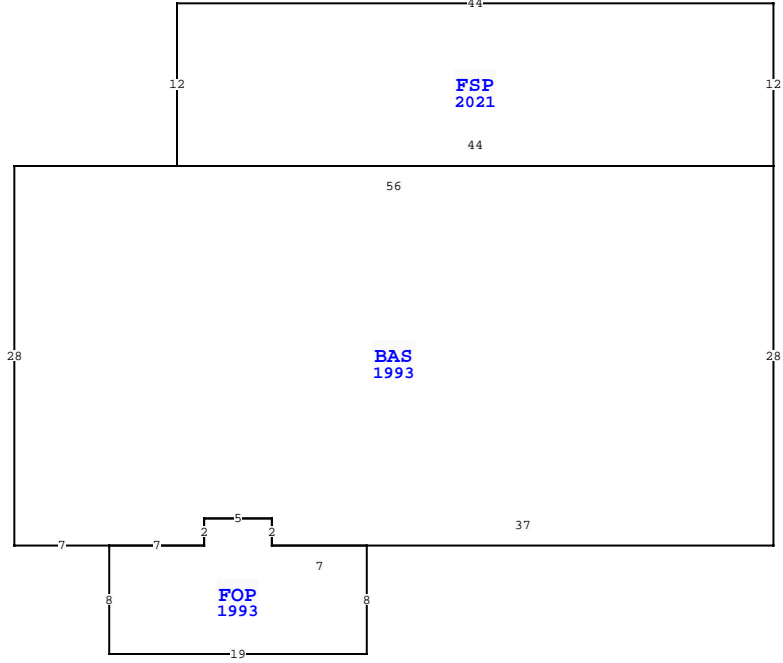
DAVIS EDWARD A & TAMELA A  
75574 JOHNSON LAKE ROAD  
YULEE, FL 32097

2025

18-2N-27-4315-0009-0000

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	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				
BUD8 Adjustme	04 DIST 01 100				
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	1993	1,558	43,823
FOP	162	30	1993	49	1,378
FSP	528	60	2021	317	8,917
TOTALS	2,248			1,924	54,118

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,924	117.2000	93.76	180,394	1987	1987	0	0	70.00	30.00	
1 M/H 93- - 100% - 2012 Heated Area: 1558 HX Base Yr 2012												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			54,118
TOTAL MARKET OB/XF VALUE			6,967
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			126,085
SOH/AGL Deduction			63,852
ASSESSED VALUE			62,233
TOTAL EXEMPTION VALUE	HX HB		37,233
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			126,085
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			119,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1753/1677	8/30/2011	WD	U	I	40	67,500
GRANTOR: CALDWELL MARK W						
GRANTEE: DAVIS EDWARD A & TA						
1139/1470	5/23/2003	WD	Q	I		87,700
GRANTOR: MCALOON DEBRA K						
GRANTEE: CALDWELL MARK W						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2021] N12 W44 S12 E44\$ BAS=[YR=1993] W56 S28 E7	
FOP=[YR=1993] S8 E19N8 W7 N2 W5 S2 W7\$ E7 N2 E5 S2E37 N28\$.	

EXTRA FEATURES																							
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	0300	BOAT DCK W	0	100	0	0			161.00	SF	4.00	4.00	100	1987	1987	3	20	1,288					
2	0812	CONCRETE C	0	100	0	0			2,547.00	SF	4.00	4.00	100	1988	1988	3	52	5,298					
3	0351	CARPORT MT	0	100	18	18			324.00	SF	5.60	5.60	100	2004	2004	3	21	381					
TOTALS													2,248										

LAND DESCRIPTION													TOTAL OB/XF												
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	100	0006	RM	100.00	150.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								