

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
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	YEAR
BAS	1,296	100	2007
TOTALS	1,296		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,296	125.0000	100.00	129,600	1986	2006	0	0	44.00	56.00
1 M/H 93- - 0% - 2024 Heated Area: 1296 HX Base Yr											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,296	100	2007	1,296	72,576						
TOTALS	1,296			1,296	72,576						

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 4	Tax Dist:				
BUILDING MARKET VALUE				72,576	
TOTAL MARKET OB/XF VALUE				3,626	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				141,202	
SOH/AGL Deduction				0	
ASSESSED VALUE				141,202	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				141,202	
TOTAL JUST VALUE				141,202	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				134,766	
1986 BIRGADAI / ASSESSED 2008.					
RP: 12841105 & 12841106					
DW/MH/ID BICS21943(A/B)					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
MH024004	MH MOVE-ON	0	12/01/2002		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2590/1575	9/07/2022	SW	Q	I	01	225,000
GRANTOR: 75586 JOHNSON LAKE RD						
GRANTEE: MURDOCK JONATHAN A						
2564/1302	5/05/2022	CT	U	I	18	129,200
GRANTOR: CLERK OF COURT						
GRANTEE: 75586 JOHNSON LAKE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0479	VF PICKET	0	0	37	0			37.00	LF	10.00
2	0470	VNYL GATE	0	0	0	0			1.00	UT	300.00
3	0300	BOAT DCK W	0	0	37	6			222.00	SF	40.00

TOTAL OB/XF												3,626												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100.00	150.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

BUILDING NOTES	
75586 JOHNSON LAKE RD, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2007] W56 S23 E56 N3 R1 U1 N3 U1 L1 N7 R1 U1 N3 U1 L1 N3 \$.	