

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 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	15 HARDTILE 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
BAS	2,108
PCT OF BASE	100
YEAR	2004
TOT ADJ AREA	2,108
SUBAREA MARKET VALUE	107,150
TOTALS	2,108 2,108 107,150

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	M/H	94+	- 100%	- 2005	Heated Area: 2108			HX Base Yr 2005				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS 2004 </div>												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			107,150
TOTAL MARKET OB/XF VALUE			8,162
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			180,312
SOH/AGL Deduction			74,021
ASSESSED VALUE			106,291
TOTAL EXEMPTION VALUE	HX HB DX WR		60,722
BASE TAXABLE VALUE			45,569
TOTAL JUST VALUE			180,312
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			171,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044389	MH MOVE-ON	0	05/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2673/847	10/10/2023	LE U	I	11		100
GRANTOR: CREWS JOHNNIE NOAH						
GRANTEE: BRADFORD JOHNNIE BE						
1284/1786	12/30/2004	WD Q	I			36,000
GRANTOR: ZELL DONALD D						
GRANTEE: CREWS JOHNNIE N & P						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	2004	2004	3	87	3,045	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	100	2004	2004	3	21	1,210	
3	1242	WD DECK A	0	100	24	12	288.00	SF	10.00	100	2004	2004	3	21	605	
4	0351	CARPORT MT	0	100	24	16	384.00	SF	10.00	100	2020	2020	3	86	3,302	

TOTAL OB/XF													8,162
75626 JOHNSON LAKE RD, YULEE													

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2004] W68 S31 E68 N31\$.												

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		RM	126.00	165.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								