

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
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
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
BAS	1,440	100	1993
FEP	480	85	1993
FOP	480	30	1993
TOTALS	2,400		
		1,992	57,848

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	93-	- 100%	- 2022							
				Heated Area:	1848			HX Base Yr	2022		

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 4				Tax Dist:	
BUILDING MARKET VALUE				66,550	
TOTAL MARKET OB/XF VALUE				1,534	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				133,084	
SOH/AGL Deduction				14,899	
ASSESSED VALUE				118,185	
TOTAL EXEMPTION VALUE	SX HX HB			100,722	
BASE TAXABLE VALUE				17,463	
TOTAL JUST VALUE				133,084	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				125,511	
DAMAGED DOCK = NV : KW 7/2024					
1971 SW/MH _ BROADMORE _ RP 760					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2318/0746	11/01/2019	FJ	U	I	19	0
GRANTOR: KEENER THOMAS EST						
GRANTEE: KEENER THOMAS H						
0242/0055	6/01/1977	WD	U	V		4,000
GRANTOR:						
GRANTEE:						

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	0812	CONCRETE C	0	100	0	0		4.00	100	1980	1980	3	30	1,534	

75684 JOHNSON LAKE RD, YULEE

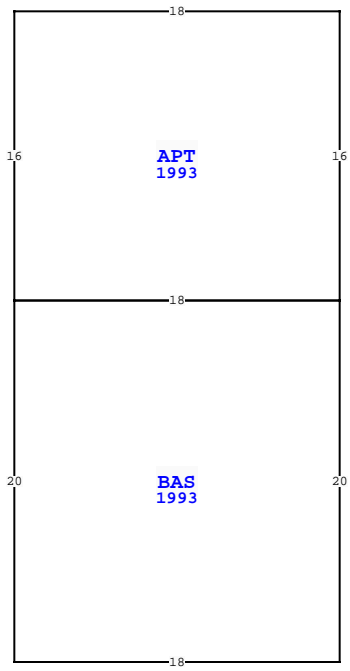
BUILDING NOTES			

BUILDING DIMENSIONS			
FEP=[YR=1993] W60 S8 BAS=[YR=1993] S24 FOP=[YR=1993] S8 E60 N8 W60\$ E60 N24 W60\$ E60 N8\$.			

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	130.00	190.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	03	MASONRY 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	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC		5010.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
APT	288	100	1993
BAS	360	100	1993
TOTALS	648		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 2022			Heated Area: 648			HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
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Tax Group: 4	Tax Dist:		
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TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		133,084	
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BASE TAXABLE VALUE		17,463	
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NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		125,511	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2318/0746	11/01/2019	FJ U	I	19		0
GRANTOR: KEENER THOMAS EST						
GRANTEE: KEENER THOMAS H						
0242/0055	6/01/1977	WD U	V			4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
APT=[YR=1993] W18 S16 BAS=[YR=1993] S20 E18 N20 W18\$ E18 N16\$.	

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

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