LOTS 32 & S1/2 OF 31
IN OR 754 PG 1831
R673605 & R673606

PIERCE GROVER D JR
75702 JOHNSON LAKE RD E
YULEE, FL 32041-0852

2025

18-2N-27-4315-0032-0000

BUILDING CHARACTERISTICS

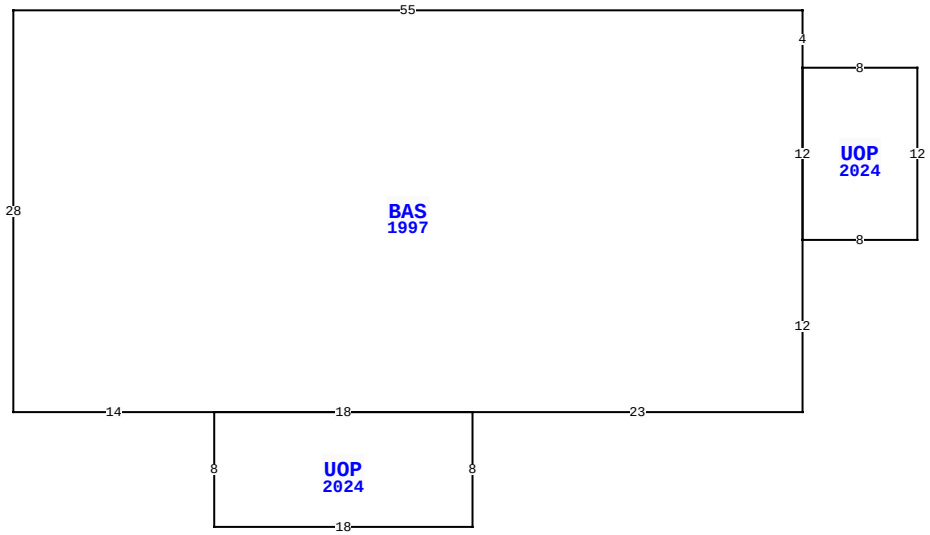
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,540	100	1997	1,540	45,535
UOP	96	25	2024	24	710
UOP	144	25	2024	36	1,064
TOTALS	1,780			1,600	47,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,600	123.2000	98.56	157,696	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1997 Heated Area: 1540 HX Base Yr 1997



75702 JOHNSON LAKE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		47,309
TOTAL MARKET OB/XF VALUE		2,168
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		114,477
SOH/AGL Deduction		56,316
ASSESSED VALUE		58,161
TOTAL EXEMPTION VALUE	HX HB	33,161
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		114,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,563

1985 SHOW (1998)

RP: 673605 & 673606

DW/MH/ID: SHS2WGA29859414(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971952	MH MOVE-ON	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0754/1831	3/25/1996	QC	Q	I	01	100

GRANTOR: PIERCE MACY MARIE

GRANTEE: PIERCE GROVER D JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W55 S28 E14 E18 E23 N12 N12 N4 $
UOP=[YR=2024;ORIG=0,4] E8 S12 W8 N12 $
UOP=[YR=2024;ORIG=-41,28] E18 S8 W18 N8 $
.

EXTRA FEATURES

LN	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	190.00	SF	40.00	40.00	100	1990	1990	3	20	1,520	
2	0351	CARPORT MT	0	100	28	20	324.00	SF	10.00	10.00	100	1999	1999	3	20	648	

LAND DESCRIPTION

TOTAL OB/XF 2,168

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	150.00	190.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/31/2022 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS