LOT 33
OR 212 PG 472
R235920 & R235921

MARTYN ROBERT T
96362 COMMODORE POINT DR
YULEE, FL 32097

2025

18-2N-27-4315-0033-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

75720 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	0
TOTAL MARKET OB/XF VALUE	18,789
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	83,789
SOH/AGL Deduction	30,547
ASSESSED VALUE	53,242
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,242
TOTAL JUST VALUE	83,789
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,070

DW/MH (2017 NOBILITY) 28X44 _ VIN: N113546(A/B)_ O

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006551	CO ISSUED	0	07/21/2017
M004601	H/AC	0	09/01/2000
95-0339	XFOB	0	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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	0	0	0	110.00	SF	40.00	40.00	100	2010	2010	3	56	2,464	
2	0940	SHEDS/PORT	0	0	19	12	228.00	SF	30.00	30.00	100	2000	2000	3	20	1,368	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	
5	0753	UEP	0	0	16	10	160.00	SF	22.00	22.00	100	2018	2018	3	84	2,957	

LAND DESCRIPTION

TOTAL OB/XF 18,789

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	0		RM	100.00	190.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 07/18/2024 **BY** KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 **PRINTED** 07/30/2025 BY SYS