

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 100	
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
BAS	1,344	100	1993
UOP	348	25	1993
USP	672	50	1993
TOTALS	2,364		

MARKET ADJUSTMENTS																			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND								
0820	02	1,767	101.0000	80.80	142,774	1972	1972	0	0	70.00	30.00								
1 M/H 93- - 0% - 2025 Heated Area: 1344 HX Base Yr																			
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>LGL DATE</th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>LAND DATE</td> </tr> <tr> <td>INC DATE</td> <td>AG DATE</td> </tr> </tbody> </table>														BLD DATE	LGL DATE	XF DATE	LAND DATE	INC DATE	AG DATE
BLD DATE	LGL DATE																		
XF DATE	LAND DATE																		
INC DATE	AG DATE																		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			42,832
TOTAL MARKET OB/XF VALUE			12,277
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			185,109
SOH/AGL Deduction			0
ASSESSED VALUE			185,109
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			185,109
TOTAL JUST VALUE			185,109
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			180,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/627	5/29/2024	FJ	U	I	11	0
GRANTOR: TAYLOR LESSIE L EST						
GRANTEE: ALLEN JOHN P						
2715/623	5/29/2024	FJ	U	I	11	0
GRANTOR: TAYLOR LESSIE EST						
GRANTEE: ALLEN JOHN P						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	0	725.00	SF	5.20	5.20
2	0511	GARAGE CB-	0	0	32	30	960.00	SF	40.00	40.00
3	0681	POLE SHED	0	0	20	40	800.00	SF	15.00	15.00
4	0681	POLE SHED	0	0	10	20	200.00	SF	15.00	15.00

TOTAL OB/XF																	
75782 JOHNSON LAKE RD, YULEE																	
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	0811	CONCRETE B	0	0	0	0	725.00	SF	5.20	5.20	100	1972	1972	3	22	829	
2	0511	GARAGE CB-	0	0	32	30	960.00	SF	40.00	40.00	100	1972	1972	3	22	8,448	
3	0681	POLE SHED	0	0	20	40	800.00	SF	15.00	15.00	100	1985	1985	3	20	2,400	
4	0681	POLE SHED	0	0	10	20	200.00	SF	15.00	15.00	100	1985	1985	3	20	600	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W56 S24 UOP=[YR=1993] S12 E29 N12W29\$ E56 N24\$ USP=[YR=1993] N12 W56 S12E56\$.													

LAND DESCRIPTION																								
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	0		RM	200.00	250.00	2.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	130,000							