

BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Floo	08	SHT VINYL 50	
Interior Floo	14	CARPET 50	
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	
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	1,920	100	2021
TOTALS	1,920		1,920
			183,633

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,920	116.0000	98.60	189,312	2021	2021	0	0	0	3.00	97.00	
1 M/H 94+ - 100% - 2025 Heated Area: 1920 HX Base Yr 2025													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,920	100	2021	1,920	183,633								
TOTALS	1,920			1,920	183,633								

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 4	Tax Dist:				
BUILDING MARKET VALUE				183,633	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				248,633	
SOH/AGL Deduction				0	
ASSESSED VALUE				248,633	
TOTAL EXEMPTION VALUE	HX HB			50,722	
BASE TAXABLE VALUE				197,911	
TOTAL JUST VALUE				248,633	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				228,699	
2022 LIVE OAK (2022)					
RP: 12836665 & 12836666					
DW/MH/ID: LOHGA1002204S(A/B)					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
21010466	CO ISSUED	0	08/10/2021		
21007734	MH MOVE-ON	0	06/14/2021		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2441/0115	3/08/2021	WD	U	V	11	100
GRANTOR: ALLEN JOHN & LORRA AN						
GRANTEE: ALLEN JOHN PAUL & L						
2420/0583	12/05/2020	QC	U	V	11	100
GRANTOR: TAYLOR LESSIE L						
GRANTEE: ALLEN JOHN						

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												
75806 JOHNSON LAKE RD, YULEE																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </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																										

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2021] W60 S32 E60 N32\$.

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	DPHT 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	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							