

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	17	CB	STUCCO	50	
Exterior Wall	30	VINYL	50		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	12	MODULAR	MT 100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	12	HARDWOOD	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	4	100			
Bathrooms	3	100			
Frame	02	WOOD FRAME	100		
Stories	2.	2. 100			
Units	0	100			
BUD8 Adjustme	04	DIST 01	100		
Occupancy	00	NONE	100		
Quality	03	Quality Level	03		
DOR CODE	0100	SINGLE FAMILY			
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	864	100	1993	864	83,439
FOP	192	30	2019	58	5,601
FUS	1,056	100	2002	1,056	101,982
UOP	72	20	2019	14	1,352
TOTALS	2,184			1,992	192,373

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0								
Heated Area: 1920 HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			192,373
TOTAL MARKET OB/XF VALUE			404
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			257,777
SOH/AGL Deduction			52,466
ASSESSED VALUE			205,311
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			205,311
TOTAL JUST VALUE			257,777
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			249,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	8/19/2016	CN	U	I	12	55,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: NANYA BUSINESS						
1945/1196	11/03/2014	CT	P	I	98	100
GRANTOR: NASSAU COUNTY CLERK O						
GRANTEE: BAYVIEW LOAN SERVIC						

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	0810	CONCRETE A	0	0 24	8			6.50	100	1976	1976	3	26	324	
2	1242	WD DECK A	0	0 10	4			10.00	100	1976	1976	3	20	80	

TOTAL OB/XF												404			
75820 JOHNSON LAKE RD, YULEE												BLD DATE	LGL DATE	LAND DATE	AG DATE
												XF DATE			
												INC DATE			

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=2019] W24 S8 BAS=[YR=1993] S36 E24 N18 UOP=[YR=2019] E6 N12 W6 S12\$N18 W24\$ E24 N8\$ PTR=E15 FUS=[YR=2002] E24 S44 W24 N44\$ W15\$.											

LAND DESCRIPTION												TOTAL OB/XF												404			
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	0		RM	100.00	250.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000										