LOT 71 2005 GENM DWMH
IN OR 1302/1798
JOHNSONS LAKE EST UNR

DOWNING KAREN A & RANDALL S
75174 JOHNSON LAKE ROAD
YULEE, FL 32097-1640

2025

18-2N-27-4315-0071-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 05

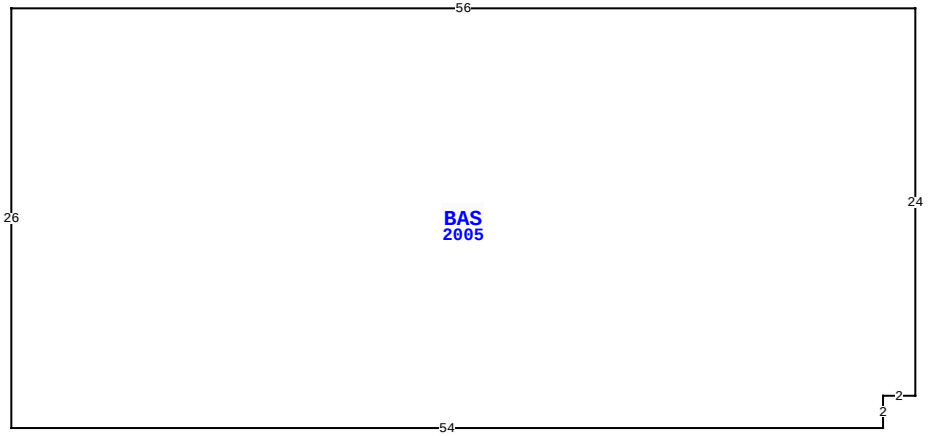
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100	2005	1,452	92,575
TOTALS	1,452			1,452	92,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,452	117.2000	99.62	144,648	2005	2010	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2006 Heated Area: 1452 HX Base Yr 2006



75174 JOHNSON LAKE RD, YULEE

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

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	0810	CONCRETE A	0	100	16	8	128.00	SF	6.50	6.50	100	2005	2005	3	84	699	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		92,575
TOTAL MARKET OB/XF VALUE		699
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		158,274
SOH/AGL Deduction		78,662
ASSESSED VALUE		79,612
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		28,890
TOTAL JUST VALUE		158,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514204	ELEC OTHER	0	02/01/2005
M0509137	MECH OTHER	0	02/01/2005
MH054518	MH MOVE-ON	0	02/01/2005
P050885	OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/1798	3/18/2005	WD	U	I	11	35,000
GRANTOR: ZELL MARGARET R						
GRANTEE: DOWNING KAREN A & R						
1004/0617	8/22/2001	WD	Q	V	05	35,000
GRANTOR: ZOLLINHOFER JOHN B						
GRANTEE: ZELL MARGARET R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W56 S26 E54 N2 E2 N24$.

LAND DESCRIPTION

TOTAL OB/XF 699

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	100.00	150.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/25/2022 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS