LOT 13 1989 SEVI DW/MH
IN OR 1041/1729
FPL ESMT PT OR 943/796

COOK HERMAN E JR & ADA
75245 JOHNSON LAKE ROAD
YULEE, FL 32097

2025

18-2N-27-4316-0013-0000

BUILDING CHARACTERISTICS

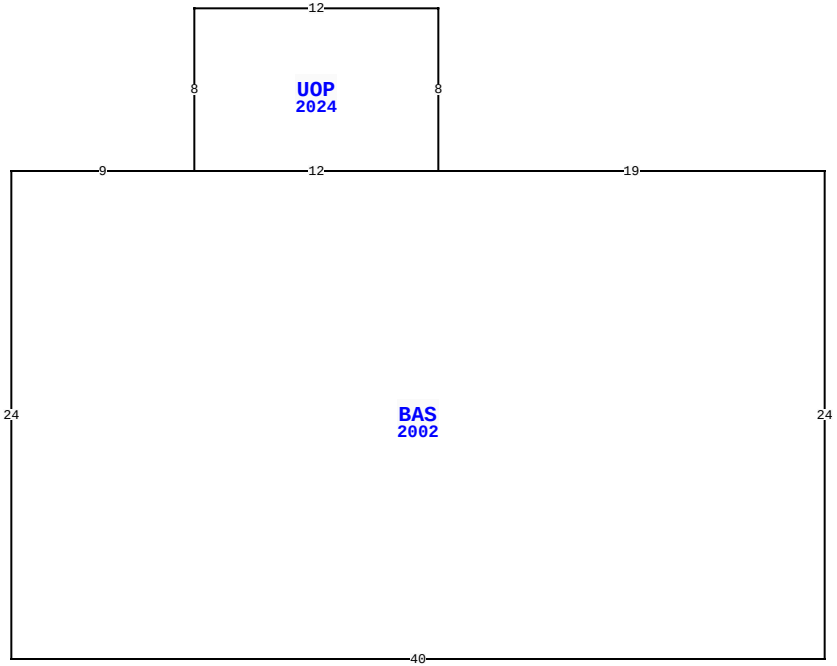
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	960	100	2002	960	28,293
UOP	96	25	2024	24	707
TOTALS	1,056			984	29,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	984	122.8000	98.24	96,668	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2003 Heated Area: 960 HX Base Yr 2003



75245 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		29,000
TOTAL MARKET OB/XF VALUE		422
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		84,422
SOH/AGL Deduction		49,646
ASSESSED VALUE		34,776
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,776
TOTAL JUST VALUE		84,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013705	MH MOVE-ON	0	01/14/2002
M015566	H/AC	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1041/1729	3/06/2002	WD	U	I	11	70,500
GRANTOR: ZELL DONALD D						
GRANTEE: COOK HERMAN E JR &						
0800/0411	7/17/1997	WD	Q	V	01	100
GRANTOR: ZELL MARGARET						
GRANTEE: ZELL DONALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W19 W12 W9 S24 E40 N24 $
UOP=[YR=2024;ORIG=-31,0] E12 N8 W12 S8 $
.

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	1242	WD DECK A	0	100	12	16	192.00	SF	10.00	10.00	100	2005	2005	3	22	422	

LAND DESCRIPTION

TOTAL OB/XF 422

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	000100	C	RES	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 04/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS