LOT 23
IN OR 1589/378
R673950 & R673951

ALTMAN HEATHER E &/CHAMBERLAIN CHAD L
75371 JOHNSONS LAKE ROAD
YULEE, FL 32097

**2025**

**18-2N-27-4316-0023-0000**

## BUILDING CHARACTERISTICS

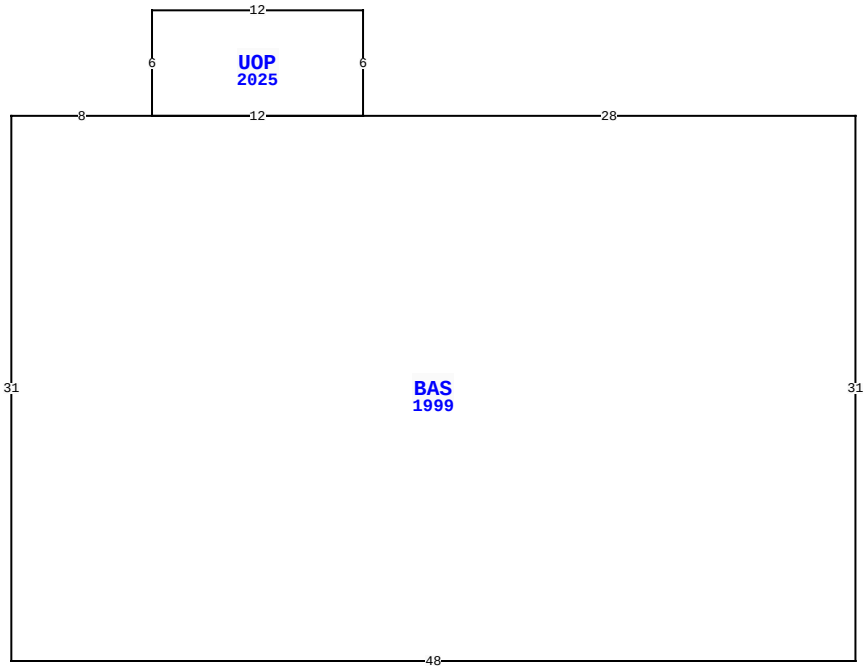
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,488 | 100 | 1999 | 1,488 | 81,291 |
| UOP | 72 | 25 | 2025 | 18 | 983 |
| TOTALS | 1,560 | | | 1,506 | 82,274 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,506 | 123.6000 | 105.06 | 158,220 | 1999 | 2004 | 0 | 0 | 0 | 48.00 | 52.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1488 HX Base Yr




75371 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 | 82,274 |
| TOTAL MARKET OB/XF VALUE | 10,548 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 147,822 |
| SOH/AGL Deduction | 33,540 |
| ASSESSED VALUE | 114,282 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 114,282 |
| TOTAL JUST VALUE | 147,822 |
| NCON VALUE | 11,242 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 130,711 |

1999 MERI _ R673950 & R673951

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH992577 | MH MOVE-ON | 0 | 03/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1589/0378 | 10/14/2008 | WD | Q | I | | 103,000 |
| GRANTOR: CALDWELL MARK W | | | | | | |
| GRANTEE: ALTMAN HEATHER E & | | | | | | |
| 1224/1151 | 4/22/2004 | WD | U | I | 24 | 80,000 |
| GRANTOR: BUTLER OLIVIA E | | | | | | |
| GRANTEE: CALDWELL MARK W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W28 W12 W8 S31 E48 N31 $
UOP=[YR=2025;ORIG=-40,0] E12 N6 W12 S6 $
.

## 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 | 0 | 18 | 8 | 144.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 288 | |
| 4 | 2701 | QUONSET GD | 0 | 0 | 30 | 24 | 720.00 | SF | 15.00 | 15.00 | 100 | 2025 | 2020 | | 95 | 10,260 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,548

| 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 | 0 | 0006 | RM | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 08/20/2024 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS