LOT 30
JOHNSON LAKE EST #2 PB 5/168

NOBLES ERIC
75014 SEMPER FI DRIVE
YULEE, FL 32097

2025

18-2N-27-4316-0030-0000

BUILDING CHARACTERISTICS

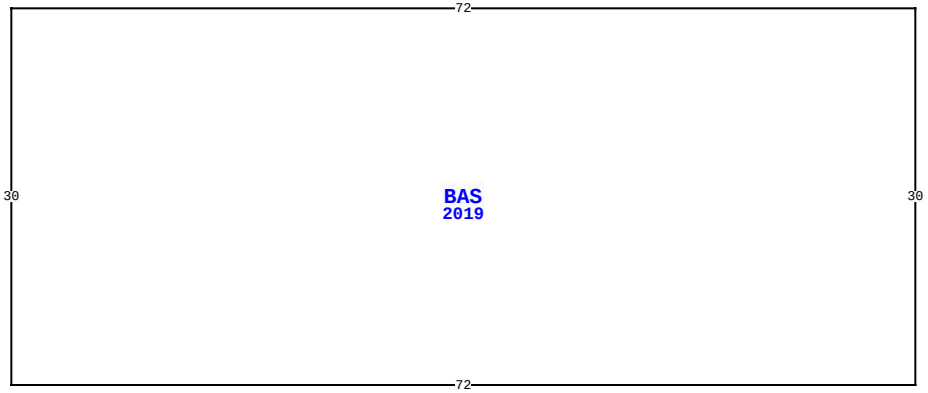
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,160	100	2019	2,160	186,236
TOTALS	2,160			2,160	186,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	2,160	109.0740	92.71	200,254	2019	2019	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2021 Heated Area: 2160 HX Base Yr 2021



75014 SEMPER FI DR, 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		186,236
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		241,236
SOH/AGL Deduction		82,668
ASSESSED VALUE		158,568
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		107,846
TOTAL JUST VALUE		241,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,374

RP: 12785357 12785359 _ 2019 LIVE OAK HOMES (20

DW/MH/ID: LOHGA21934237(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003358	40 X 50 FGR	132,400	04/02/2025
C198752	CO ISSUED	0	08/15/2019
MH196387	MH MOVE-ON	0	06/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/1929	6/07/2019	WD	U	I	32	70,000
GRANTOR: ALL AMERICAN SHIP AGE						
GRANTEE: NOBLES ERIC						
2245/1273	12/21/2018	WD	Q	I	02	30,000
GRANTOR: KNAUSS DENNIS M & JUD						
GRANTEE: ALL AMERICAN SHIP A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W72 S30 E72 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 06/11/2025 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS