LOT E
IN OR 1532/1716
R674036 & R674037

HUNTER CHARLES/HUNTER ELSIE L
75669 JOHNSON LAKE RD
YULEE, FL 32097

2025

18-2N-27-431A-000E-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

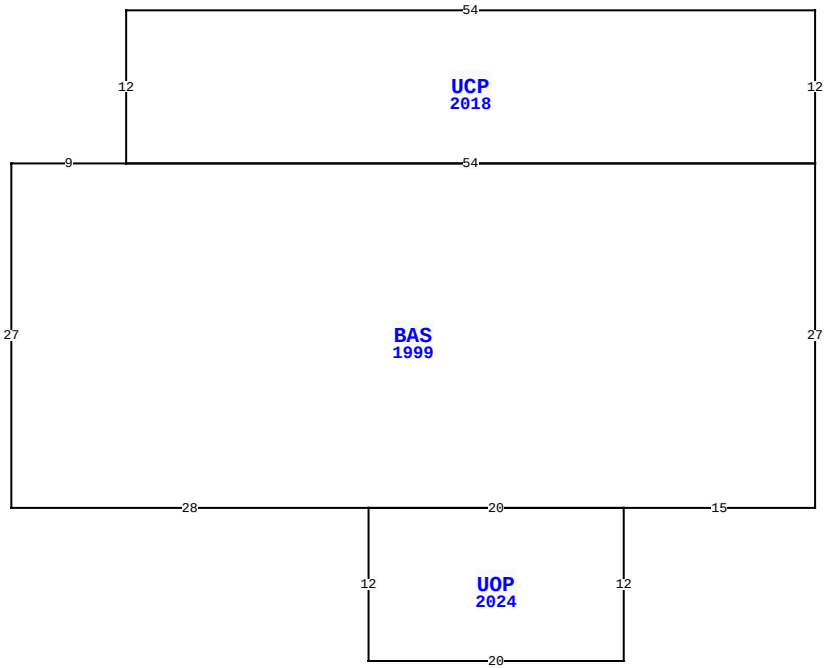
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	1999	1,701	71,171
UCP	648	20	2018	130	5,439
UOP	240	25	2024	60	2,510
TOTALS	2,589			1,891	79,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,891	117.2000	99.62	188,381	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2008 Heated Area: 1701 HX Base Yr 2008



75669 JOHNSON LAKE RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		79,120
TOTAL MARKET OB/XF VALUE		11,175
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		145,295
SOH/AGL Deduction		60,035
ASSESSED VALUE		85,260
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		34,538
TOTAL JUST VALUE		145,295
NCON VALUE		13,949
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992664	MH MOVE-ON	0	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1716	10/29/2007	WD	U	I	07	100
GRANTOR: LAYFIELD ERIC & MELIS						
GRANTEE: HUNTER ELSIE L & CH						
1522/0476	8/30/2007	WD	Q	I		115,000
GRANTOR: LAYFIELD ERIC & MELIS						
GRANTEE: HUNTER ELSIE L & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W54 W9 S27 E28 E20 E15 N27 $
UCP=[YR=2018;ORIG=-54,0] E54 N12 W54 S12 $
UOP=[YR=2024;ORIG=-35,27] E20 S12 W20 N12 $
.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
3	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2025	2015		65	2,340	
4	0351	CARPORT MT	0	100	20	30	600.00	SF	10.00	10.00	100	2025	2024		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 11,175

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 02/20/2020 BY NWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS