LOT F R816214
IN OR 1597/1119
JOHNSON LAKE EST # 1A PB 6/63

LANCE APRIL G
P O BOX 208
YULEE, FL 32041

2025

18-2N-27-431A-000F-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	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

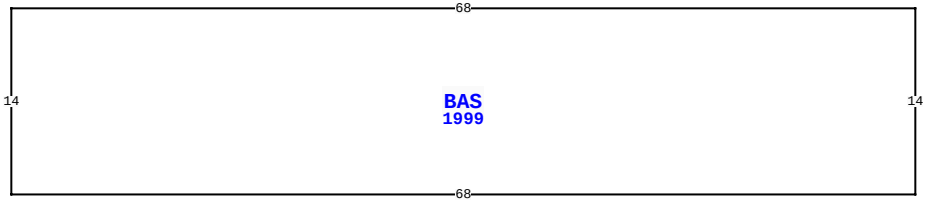
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	1999	952	28,209
TOTALS	952			952	28,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	952	116.2000	98.77	94,029	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2009 Heated Area: 952 HX Base Yr 2009



75693 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		28,209
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		83,209
SOH/AGL Deduction		39,145
ASSESSED VALUE		44,064
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,064
TOTAL JUST VALUE		83,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982368	MH MOVE-ON	0	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1597/1119	12/16/2008	WD	Q	I		75,000
GRANTOR: RUMBAUGH JOHN J & PAM						
GRANTEE: LANCE APRIL G						
0814/0018	11/18/1997	WD	Q	V		23,500
GRANTOR: ZELL DONALD D & MARGA						
GRANTEE: RUMBAUGH JOHN J & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W68 S14 E68 N14$.

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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/14/2020 BY NWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS