

SHAW SAMUEL L JR & EMILY J
85128 JOHNSON LN
YULEE, FL 32097

42-2N-27-0000-0074-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4														
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												VALUATION BY				STANDARD															
Exterior Wall	05	AVERAGE 100		0820	02	1,560	117.6000	94.08	146,765	1989	1989	0	0	0	70.00	30.00	Tax Group: 4												Tax Dist:																			
Roof Structure	03	GABLE/HIP 100		1 M/H 93- - 0% - 0													Heated Area: 1560												HX Base Yr				44,030															
Roof Cover	03	COMP SHNGL 100		60 26 BAS 1993 60 26														BUILDING MARKET VALUE																5,058														
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE																60,000														
Interior Floo	14	CARPET 90																TOTAL LAND VALUE - MARKET																109,088														
Interior Floo	08	SHT VINYL 10																TOTAL MARKET VALUE																16,926														
Air Condition	03	CENTRAL 100																ASSESSED VALUE																92,162														
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE																0														
Bedrooms		4 100																BASE TAXABLE VALUE																92,162														
Bathrooms		2 100																TOTAL JUST VALUE																109,088														
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE								109,088																						
Stories Units	1.	1. 100																NCON VALUE								0																						
		0 100																INCOME VALUE								0																						
																		PREVIOUS YEAR MKT VALUE								93,786																						
Quality	03	Quality Level 03																																														
DOR CODE	0200	MOBILE HOME																																														
MAP NUM		MKT AREA																				04																										
NEIGHBORHOOD/LOC	4053.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	1,560	100	1993	1,560	44,030																																											
TOTALS					1,560			1,560	44,030																																							
EXTRA FEATURES					85128 JOHNSON LN, YULEE																																											
L N	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	0751	UOP	0	0	10	8		80.00	SF	10.00		10.00	100	1994	1994	3	20	160																														
2	0811	CONCRETE B	0	0	26	40		1,040.00	SF	5.20		5.20	100	1991	1991	3	59.5	3,218																														
3	0752	USP	0	0	0	0		448.00	SF	15.00		15.00	100	1998	1998	3	25	1,680																														