LOT 27
IN OR 808 PG 1689
R621529 & R621530

MCGRATH JOHN L & JANICE G
PO BOX 1131
YULEE, FL 32041-1131

2026

18-2N-27-4316-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

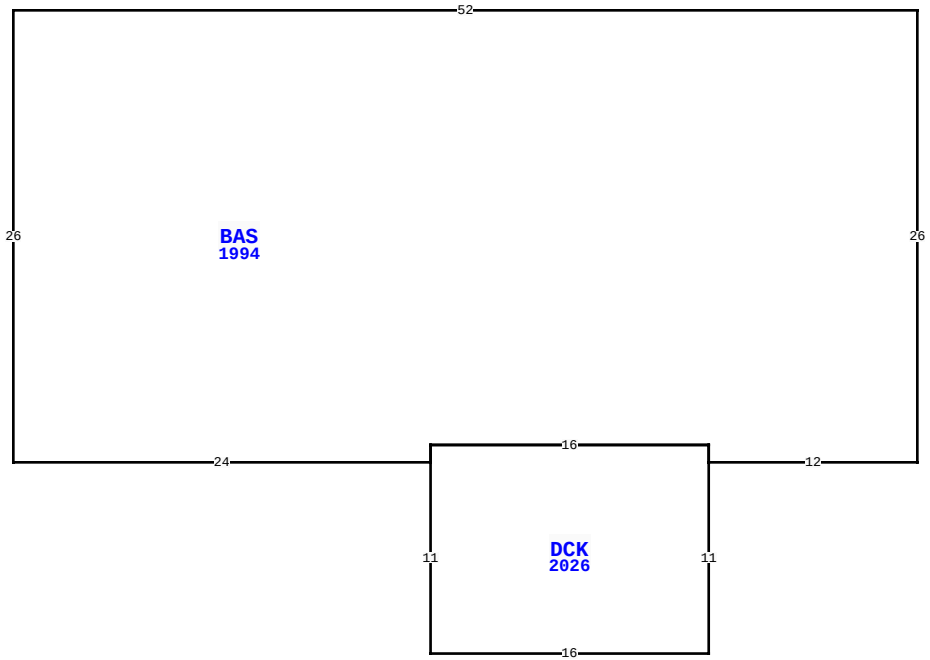
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,336	100	1994	1,336	61,222
DCK	192	15	2026	29	1,329
TOTALS	1,528			1,365	62,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,365	117.2000	99.62	135,981	1992	2002	0	0	0	54.00	46.00

1 M/H 93- 100% - 2026 Heated Area: 1336 HX Base Yr



75453 JOHNSON LAKE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		62,551
TOTAL MARKET OB/XF VALUE		2,380
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		129,931
SOH/AGL Deduction		0
ASSESSED VALUE		129,931
TOTAL EXEMPTION VALUE	13	129,931
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		129,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-468	MH MOVE-ON	30,000	05/01/1994
7275	MH MOVE-ON	40,000	05/13/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0808/1689	10/06/1997	WD	U	I	10	29,400
GRANTOR: ZELL DONALD & MARGARE						
GRANTEE: MCGRATH JOHN & JANI						
0717/1175	11/03/1994	CD	U	V		25,000
GRANTOR: ZELL DONALD & MARGARE						
GRANTEE: MCGRATH JOHN & JANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=0,0] W52 S26 E24 N1 E16 S1 E12 N26 $
DCK=[YR=2026;ORIG=-28,26] S11 E16 N11 N1 W16 S1 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 2,380

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	0003	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS