



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4053.00
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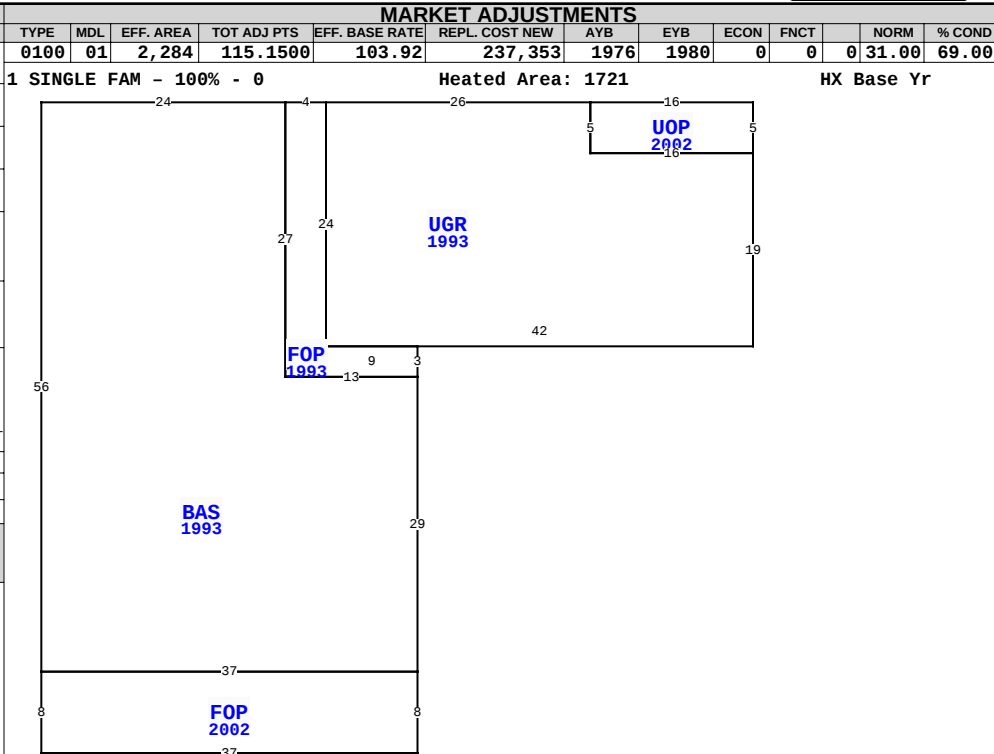
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,721	100	1,721	123,404
FOP	135	30	40	2,868
FOP	296	30	89	6,382
UGR	928	45	418	29,973
UOP	80	20	16	1,147

TOTALS	3,160		2,284	163,774
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	32	22	704.00	SF	5.20
3	0812	CONCRETE C	0	100	0	0	1,558.00	SF	4.00
4	0351	CARPORT MT	0	100	32	22	704.00	SF	8.50
5	0351	CARPORT MT	0	100	22	19	418.00	SF	8.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		RM	150.00	200.00	0.78

REVIEW DATE	11/12/2019	BY	TWA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

85039 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
2	0811	CONCRETE B	0	100	32	22	704.00	SF	5.20	5.20	100	1988	1988	3	57	2,087	
3	0812	CONCRETE C	0	100	0	0	1,558.00	SF	4.00	4.00	100	1988	1988	3	57	3,552	
4	0351	CARPORT MT	0	100	32	22	704.00	SF	8.50	8.50	100	1988	1988	3	20	1,197	
5	0351	CARPORT MT	0	100	22	19	418.00	SF	8.50	8.50	100	1988	1988	3	20	711	

TOTAL OB/XF											9,507	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
	RM	150.00	200.00	0.78	AC		1.00	1.00	1.00	80,000.00	80,000.00	

Total Acres:	0.78	Total Land Value:	62,400	Market:	0	Agricultural:	0	Common:	62,400
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
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VALUATION BY		VALUATION SUMMARY		STANDARD
Tax Group:	4	Tax Dist:		
BUILDING MARKET VALUE				163,774
TOTAL MARKET OB/XF VALUE				9,507
TOTAL LAND VALUE - MARKET				62,400
TOTAL MARKET VALUE				235,681
SOH/AGL Deduction				117,844
ASSESSED VALUE				117,837
TOTAL EXEMPTION VALUE	HX HB WX			55,000
BASE TAXABLE VALUE				62,837
TOTAL JUST VALUE				235,681
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				185,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4711	ADDITION	23,800	03/04/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0528/0673	10/09/1987	WD	Q	I		40,000	
GRANTOR: WEAVER ELIZABETH & J							
GRANTEE: SMITH ROBERT & PEGG							
0470/0787	10/01/1985	WD	Q	I		33,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2002] W16 UGR=[YR=1993] W26 FOP=[YR=1993] W4									
BAS=[YR=1993] W24 S56 FOP=[YR=2002] S8 E37 N8 W37\$ E37 N29									
W13 N27\$ S27 E13 N3 W9 N24\$ S24 E42 N19 W16 N5\$ S5 E16 N5\$.									