

LOTS 84 & 85
IN OR 2028/884
JOHNSONS LAKE EST UNR

HAMPTON MEGAN
75402 JOHNSON LAKE RD
YULEE, FL 32041

2024

18-2N-27-4315-0084-0000

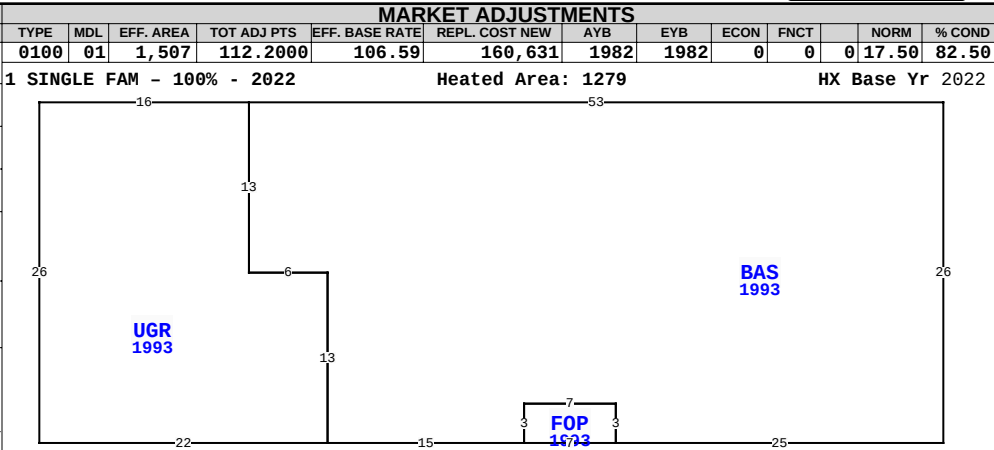


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM	MKT AREA 05	
NEIGHBORHOOD/LOC	5010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,279	100	1,279	112,471
FOP	21	30	6	528
UGR	494	45	222	19,522
TOTALS	1,794		1,507	132,521

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	18	24	432.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	8	12	96.00	SF	6.50	6.50	
3	0681	POLE SHED	0	100	12	10	120.00	SF	15.00	15.00	
4	0810	CONCRETE A	0	100	0	0	128.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100		RM	215.00	170.00	2.00	LT	



75402 JOHNSON LAKE RD, YULEE

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		132,521	
TOTAL MARKET OB/XF VALUE		2,495	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		265,016	
SOH/AGL Deduction		14,287	
ASSESSED VALUE		250,729	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		200,729	
TOTAL JUST VALUE		265,016	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		258,906	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2028/0884	2/12/2016	WD	Q	I	01
GRANTOR: PEACOCK LISA					
GRANTEE: HAMPTON MEGAN					
1915/1546	4/28/2014	WD	Q	I	01
GRANTOR: BYRD HENRY J & BARBAR					
GRANTEE: PEACOCK LISA					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W53 UGR=[YR=1993] W16 S26 E22 N13 W6 N13\$ S13 E6 S13 E15 FOP=[YR=1993] E7 N3 W7 S3\$ N3 E7 S3 E25 N26\$.											

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