LOT 11
2008 HOMI DW/MH
FPL ESMT PT OR 943/796

PHELPS MELISSA A & MATTHEW A
75225 JOHNSON LAKE RD
YULEE, FL 32097

2024

18-2N-27-4316-0011-0000

BUILDING CHARACTERISTICS

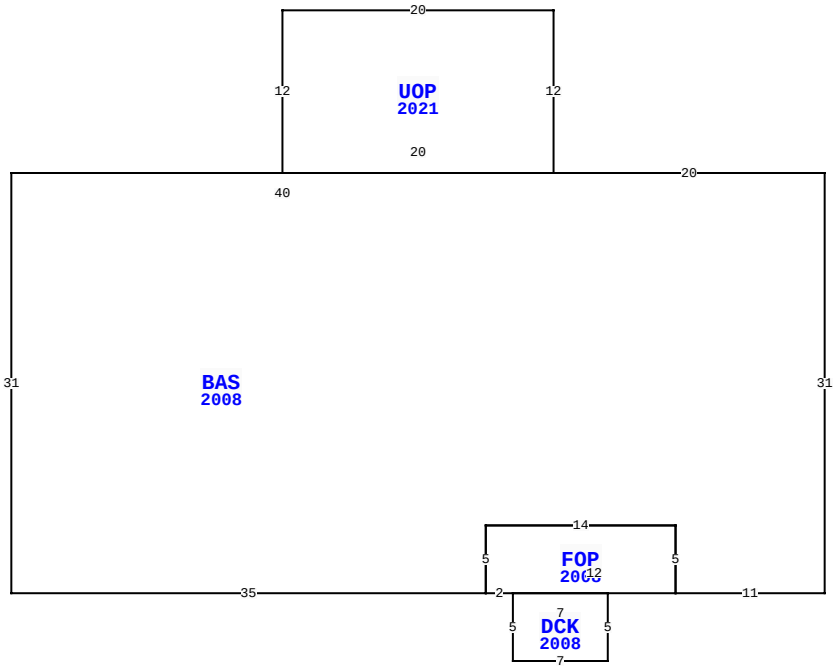
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,790	100	1,790	96,886
DCK	35	15	5	271
FOP	70	30	21	1,136
UOP	240	25	60	3,248
TOTALS	2,135		1,876	101,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,876	116.4000	87.30	163,775	2008	2008	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2024 Heated Area: 1790 HX Base Yr 2024



BLD DATE	02/12/2009	KK	LGL DATE
XF DATE	11/29/2007	JM	LAND DATE
INC DATE			AG DATE

75225 JOHNSON LAKE RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		119,144
TOTAL MARKET OB/XF VALUE		6,898
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		181,042
SOH/AGL Deduction		13,429
ASSESSED VALUE		167,613
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,613
TOTAL JUST VALUE		181,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013415	ADDITION	44,305	10/01/2021
MH5027	MH MOVE-ON	0	11/01/2008
C5027	CO ISSUED	0	01/01/2008
E20353	ELEC OTHER	0	01/01/2008
M13532	MECH OTHER	0	01/01/2008
MH5027	MH MOVE-ON	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2488/0508	8/16/2021	WD	Q	I	01	190,500
GRANTOR: HOLLOWELL CODY J REV						
GRANTEE: PHELPS MELISSA A &						
1698/0357	8/02/2010	WD	U	I	11	100
GRANTOR: HOLLOWELL CODY J						
GRANTEE: HOLLOWELL CODY J TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W20 UOP=[YR=2021] N12 W20 S12 E20$ W40 S31 E35
FOP=[YR=2008] E2 DCK=[YR=2008] S5 E7 N5 W7$ E12 N5 W14 S5$
N5 E14 S5 E11 N31$.

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	1242	WD DECK A	0	100	21	9	189.00	SF	10.00	10.00	100	2008	2008	3	35	662	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	92	1,840	
3	0812	CONCRETE C	0	100	0	0	1,110.00	SF	4.00	4.00	100	2021	2021	3	99	4,396	

LAND DESCRIPTION

TOTAL OB/XF 6,898

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	000102	C	SFR/MH	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 12/09/2021 BY NW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS

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YULEE, FL 32097

2024

18-2N-27-4316-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

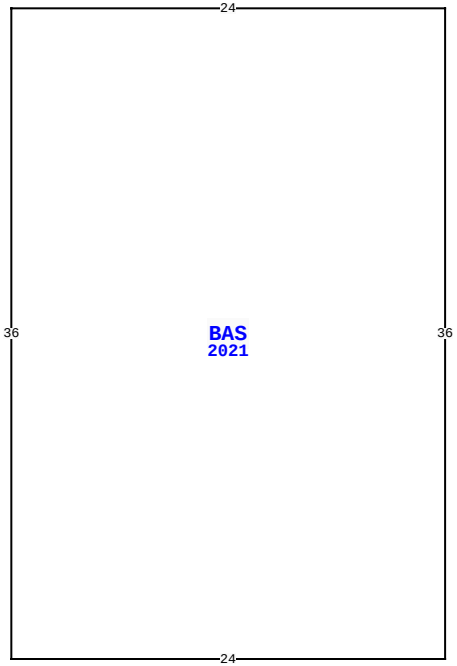
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	17,604
TOTALS	864		864	17,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	59.4000	20.79	17,963	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2024 Heated Area: 864 HX Base Yr 2024



75225 JOHNSON LAKE RD, YULEE

BLD DATE	02/12/2009	KK	LGL DATE
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TOTAL JUST VALUE		181,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12930	OTHER	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2488/0508	8/16/2021	WD	Q	I	01	190,500
GRANTOR: HOLLOWELL CODY J REV						
GRANTEE: PHELPS MELISSA A &						
1698/0357	8/02/2010	WD	U	I	11	100
GRANTOR: HOLLOWELL CODY J						
GRANTEE: HOLLOWELL CODY J TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S36 E24 N36$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/09/2021 BY NW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS