IN OR 1476/298
ESMT PT OR 483/615

SMITH ROBERT E EST
85039 JOHNSON LN
YULEE, FL 32097

2024

42-2N-27-0000-0074-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85034 JOHNSON LN, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,905
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	87,905
SOH/AGL Deduction	28,566
ASSESSED VALUE	59,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,339
TOTAL JUST VALUE	87,905
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24826	ELEC OTHER	0	03/01/2012
94-368	MH MOVE-ON	2,000	02/01/1994
6034	CHNGE SRVC	100	07/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1476/0298	2/02/2007	WD	U	I	11	150,000
GRANTOR: SHANNON BETTY A & LEW						
GRANTEE: SMITH ROBERT E						
1301/1982	3/15/2005	WD	U	I	11	120,000
GRANTOR: SMITH JENNIFER R						
GRANTEE: LEWIS LAURLYN & BET						

BUILDING NOTES

BUILDING DIMENSIONS

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	0810	CONCRETE A	0	0	20	10	200.00	SF	6.50	6.50	100	1980	1980	3	32.5	423	
2	0940	SHEDS/PORT	0	0	12	10	120.00	SF	20.10	20.10	100	1985	1985	3	20	482	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,905

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	000001	C	V RS W/XFOB	0		RM	267.00	170.00	1.00	LT		1.00	1.00	1.50	50,000.00	75,000.00	75,000							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS