IN OR 2487/213
ESMT PT OR 483/615
R408098 & R408099

SHAW SAMUEL L JR & EMILY J
85128 JOHNSON LN
YULEE, FL 32097

2024

42-2N-27-0000-0074-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

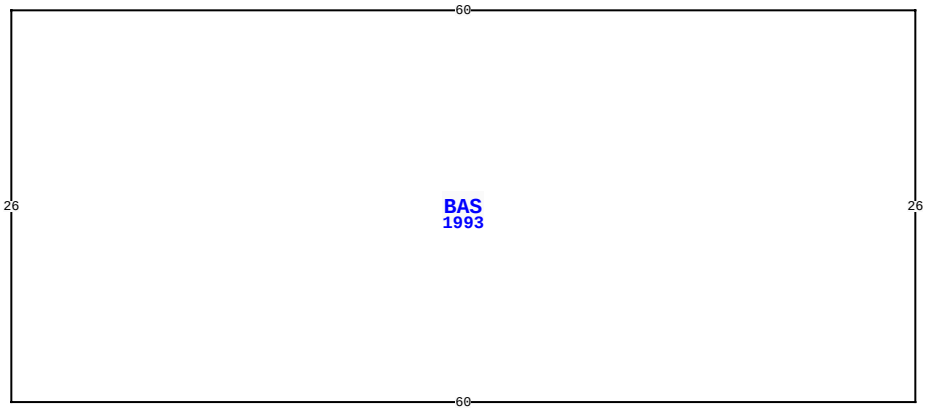
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	38,526
TOTALS	1,560		1,560	38,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,560	117.6000	82.32	128,419	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1560 HX Base Yr



85128 JOHNSON LN, 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	38,526
TOTAL MARKET OB/XF VALUE	5,260
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	93,786
SOH/AGL Deduction	10,002
ASSESSED VALUE	83,784
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,784
TOTAL JUST VALUE	93,786
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3034	H/AC	400	05/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2487/0213	8/06/2021	WD	Q	I	01	81,000
GRANTOR: SMITH FRANCES						
GRANTEE: SHAW SAMUEL L JR &						
1924/0682	6/10/2014	SW	U	I	12	30,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: SMITH FRANCES						

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	0751	UOP	0	0	10	8	80.00	SF	10.00	10.00	100	1994	1994	3	20	160	
2	0811	CONCRETE B	0	0	26	40	1,040.00	SF	5.20	5.20	100	1991	1991	3	62	3,353	
3	0752	USP	0	0	0	0	448.00	SF	15.00	15.00	100	1998	1998	3	26	1,747	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S26 E60 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 5,260

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	0	0002	RM	266.00	170.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS