PT OF THE JOHN LOWE GRANT IN
SEC 42-2N-27E IN OR 1997/1771
ESMT PT OR 483/615

ONEIL ANTHONY & CAROLYN
85174 JOHNSON LN
YULEE, FL 32097

2024

42-2N-27-0000-0074-0040

NASSAU COUNTY PROPERTY

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 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.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

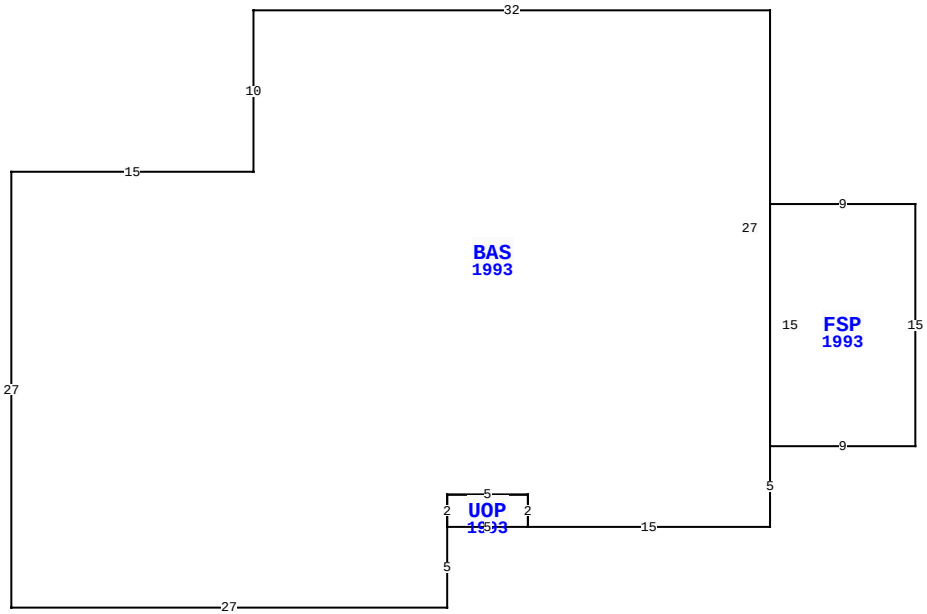
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100	1,479	119,571
FSP	135	40	54	4,366
UOP	10	20	2	162
TOTALS	1,624		1,535	124,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,535	105.0600	99.81	153,208	1976	1976	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1479 HX Base Yr 2015



85174 JOHNSON LN, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		124,098
TOTAL MARKET OB/XF VALUE		6,566
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		180,664
SOH/AGL Deduction		71,110
ASSESSED VALUE		109,554
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		59,554
TOTAL JUST VALUE		180,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-0385	REPAIR/RRF	3,500	09/01/1995
5709	XFOB	2,000	05/08/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1997/1771	12/01/2014	WD	U	I	11	100
GRANTOR: TRAIN JOHN C						
GRANTEE: ONEIL ANTHONY & CAR						
1950/0020	12/01/2014	WD	Q	I	01	120,000
GRANTOR: TRAIN JOHN C						
GRANTEE: ONEIL ANTHONY & CAR						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
2	0510	GARAGE WD-	0	100	24	36	864.00	SF	26.25	26.25	100	1985	1985	3	20	4,536	

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S10 W15 S27 E27 N5 UOP=[YR=1993] E5 N2 W5S2$ N2 E5 S2 E15 N5 FSP=[YR=1993] E9 N15 W9 S15 $ N27 $.

LAND DESCRIPTION

TOTAL OB/XF 6,566

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	000100	C	SFR	100	0002	RM	272.00	164.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/22/2019 BY SBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS