



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	107,957
FGR	728	55	400	27,540
FOP	144	30	43	2,961
FOP	200	30	60	4,131
FSP	280	40	112	7,711
TOTALS	2,920		2,183	150,300

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	100	0	0	960.00	SF	20.10
3	0940	SHEDS/PORT	0	100	10	24	240.00	SF	20.10
4	0681	POLE SHED	0	100	10	24	240.00	SF	15.00
5	0812	CONCRETE C	0	100	0	0	4,168.00	SF	4.00
6	0681	POLE SHED	0	100	11	40	440.00	SF	15.00
7	0681	POLE SHED	0	100	10	16	160.00	SF	15.00
8	0845	KOOL DECK	0	100	130	4	520.00	SF	7.25
9	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0002	RM	0.00	0.00	1.45

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,183	113.6800	108.00	235,764	1973	1973	0	0
1 SINGLE FAM - 100% - 2005 Heated Area: 1568 HX Base Yr 2005									
85217 JOHNSON LN, YULEE									

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					150,300				
TOTAL MARKET OB/XF VALUE					29,328				
TOTAL LAND VALUE - MARKET					110,200				
TOTAL MARKET VALUE					289,828				
SOH/AGL Deduction					134,104				
ASSESSED VALUE					155,724				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					105,724				
TOTAL JUST VALUE					289,828				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					284,031				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5839	SWIM POOL	10,500	06/28/1989
5589	XFOB	4,869	03/22/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1926/1814	2/26/2013	FJ	U	I	11	0	
GRANTOR: CLERK OF COURT							
GRANTEE: DAVIS MARK D							
1821/1200	10/26/2012	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: WM SPECIALTY MORTGA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W34 FSP=[YR=1993] N10 W28 FOP=[YR=1993] W20 S10 FGR=[YR=1993] S28 E26 N28 W26 \$ E20 N10 \$ S10 E28 \$ W22 S28 E13 FOP=[YR=1993] S8 E18 N8 W18 \$ E43 N28 \$.									