IN OR 1967/3

JOHNSON BRENDA C & CHARLES R
76023 BILLS TRAIL
YULEE, FL 32097

2025

02-2N-26-0000-0004-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

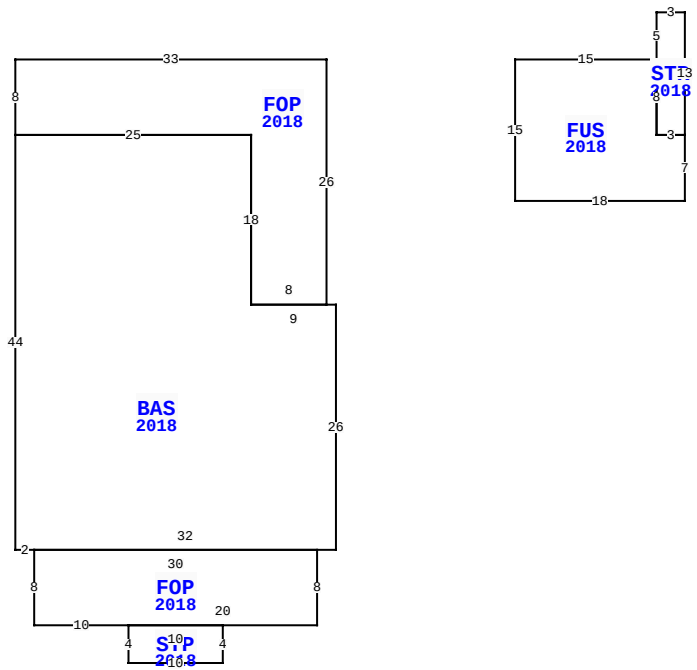
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,334	100	2018	1,334	195,722
FOP	240	30	2018	72	10,564
FOP	408	30	2018	122	17,900
FUS	246	100	2018	246	36,093
STP	40	10	2018	4	587
STR	39	10	2018	4	587
TOTALS	2,307			1,782	261,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,782	114.0000	150.48	268,155	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2020 Heated Area: 1580 HX Base Yr 2020



76023 BILLS TR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,451
TOTAL MARKET OB/XF VALUE		21,517
TOTAL LAND VALUE - MARKET		61,920
TOTAL MARKET VALUE		344,888
SOH/AGL Deduction		90,080
ASSESSED VALUE		254,808
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,086
TOTAL JUST VALUE		344,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001052	CO ISSUED	0	01/04/2018
17008042	REPAIR/RRF	1,000	12/01/2017
17001052	NEW CONSTR	177,903	02/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1967/0003	3/11/2015	WD	Q	I	01	45,000
GRANTOR: THACKER MARY LEE						
GRANTEE: JOHNSON BRENDA C &						
1967/0001	3/04/2015	WD	U	I	11	100
GRANTOR: PARRISH KIMBERLY A						
GRANTEE: THACKER MARY LEE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W33 S8 BAS=[YR=2018] S44 E2 FOP=[YR=2018] S8 E10 STP=[YR=2018] S4 E10 N4 W10$ E20 N8 W30$ E32 N26 W9 N18 W25$ E25 S18 E8 N26$ PTR= E20 FUS=[YR=2018] E15 STR=[YR=2018] N5 E3 S13 W3 N8$ S8 E3 S7 W18 N15$ W20$.

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	0510	GARAGE WD-	0	100	25	20	500.00	SF	35.00	35.00	100	2018	2018	3	84	14,700	
2	0351	CARPORT MT	0	100	25	12	300.00	SF	10.00	10.00	100	2018	2018	3	78	2,340	
3	0810	CONCRETE A	0	100	0	0	90.00	SF	6.50	6.50	100	2018	2018	3	97	567	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	
5	1242	WD DECK A	0	100	0	0	250.00	SF	10.00	10.00	100	2024	2018		78	1,950	

LAND DESCRIPTION

TOTAL OB/XF 21,517

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	RES	100	0005	OR	0.00	0.00	3.44	AC		1.00	1.00	0.60	30,000.00	18,000.00	61,920							

REVIEW DATE 04/03/2024 BY TWA Total Acres: 3.44 Total Land Value: 61,920 Market: 0 Agricultural: 0 Common: 61,920 PRINTED 07/30/2025 BY SYS