IN OR 2688/1287
ESMT IN OR 518/1229
SUB OF GOVT LOT 9 UNR

JOHNSON CARLUS E & TAMMY S
75002 ROYAL PALM DRIVE
YULEE, FL 32097

2025

14-2N-26-4280-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

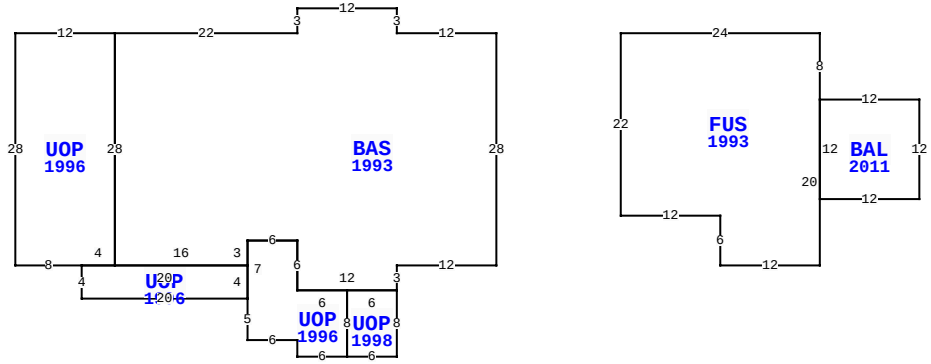
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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
BAL	144	15	2011	22	2,590
BAS	1,342	100	1993	1,342	157,943
FUS	600	100	1993	600	70,615
UOP	80	20	1996	16	1,883
UOP	120	20	1996	24	2,825
UOP	336	20	1996	67	7,886
UOP	48	20	1998	10	1,177
TOTALS	2,670			2,081	244,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,081	103.9780	137.25	285,617	1992	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2025 Heated Area: 1942 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,155
TOTAL MARKET OB/XF VALUE		17,930
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		438,085
SOH/AGL Deduction		86,215
ASSESSED VALUE		351,870
TOTAL EXEMPTION VALUE	13	351,870
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		438,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009326	REPAIR/RRF	19,300	10/06/2020
963112	REMODEL	3,600	07/01/1996
7357	NEW CONSTR	57,225	06/27/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/1287	1/02/2024	WD	Q	I	01	520,000
GRANTOR: BREWER BRANDAN & MEGA						
GRANTEE: JOHNSON CARLUS E &						
2411/1980	11/23/2020	WD	Q	I	01	400,000
GRANTOR: PRESCOTT KAREN M						
GRANTEE: BREWER BRANDAN & ME						

75002 ROYAL PALM DR, YULEE

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

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	70	1,400	
2	0810	CONCRETE A	0	100	4	32	128.00	SF	6.50	6.50	100	1995	1995	3	68	566	
3	0920	CWALL-WD/M	0	100	0	0	20.00	LF	390.00	390.00	100	2000	2000	3	20	1,560	
4	0810	CONCRETE A	0	100	24	32	768.00	SF	6.50	6.50	100	1997	1997	3	72	3,594	
5	0681	POLE SHED	0	100	60	24	1,440.00	SF	15.00	15.00	100	1999	1999	3	26	5,616	
6	0920	CWALL-WD/M	0	100	0	0	40.00	LF	390.00	390.00	100	2000	2000	3	20	3,120	
7	0680	POLE SHED	0	100	36	12	432.00	SF	10.00	10.00	100	2008	2008	3	48	2,074	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W12 N3 W12 S3 W22 S28 E16 N3 E6 S6 E12 N3 E12 N28 $
FUS=[YR=1993;ORIG=15,0] E24 S8 S20 W12 N6 W12 N22 $
UOP=[YR=1996;ORIG=-46,0] W12 S28 E8 E4 N28 $
BAL=[YR=2011;ORIG=39,8] E12 S12 W12 N12 $
UOP=[YR=1996;ORIG=-30,32] S5 E6 S2 E6 N8 W6 N6 W6 S7 $
UOP=[YR=1996;ORIG=-50,28] S4 E20 N4 W20 $
UOP=[YR=1998;ORIG=-18,39] E6 N8 W6 S8 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,930

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	000116	C	RES MARSH	100		RM	200.00	100.00	1.00	LT		1.00	1.00	2.00	80,000.00	160,000.00	160,000							

REVIEW DATE 02/26/2024 BY KWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/30/2025 BY SYS

IN OR 2688/1287
ESMT IN OR 518/1229
SUB OF GOVT LOT 9 UNR

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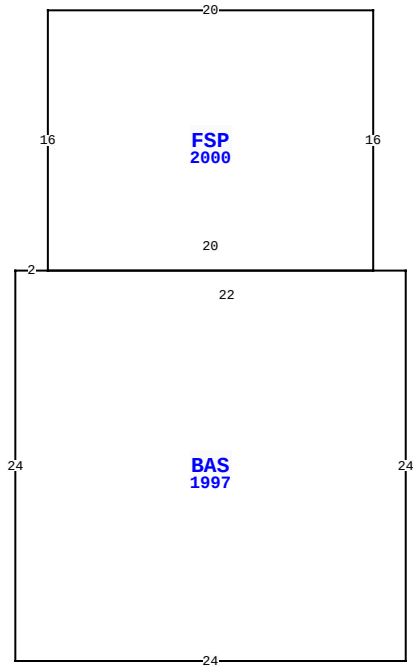
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 50
Interior Floo	15	HARDTILE 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	576	100	1997	576	12,468
FSP	320	40	2000	128	2,771
TOTALS	896			704	15,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	704	79.0625	29.25	20,592	1997	2006	0	0	0	26.00	74.00

2 GARAGE RES – 100% - 2025 Heated Area: 576 HX Base Yr



75002 ROYAL PALM DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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2411/1980	11/23/2020	WD	Q	I	01	400,000
GRANTOR: PRESCOTT KAREN M						
GRANTEE: BREWER BRANDAN & ME						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2000] W20 S16 BAS=[YR=1997] W2 S24 E24 N24 W22$E20 N16 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/26/2024 BY KWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/30/2025 BY SYS