LOT 7
IN OR 2450/162
JOHNSONS LAKE EST UNR

SCHMIDT SHAYNA &/BROWN JEREMY M
75520 JOHNSON LAKE DR
YULEE, FL 32097

2025

18-2N-27-4315-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 05

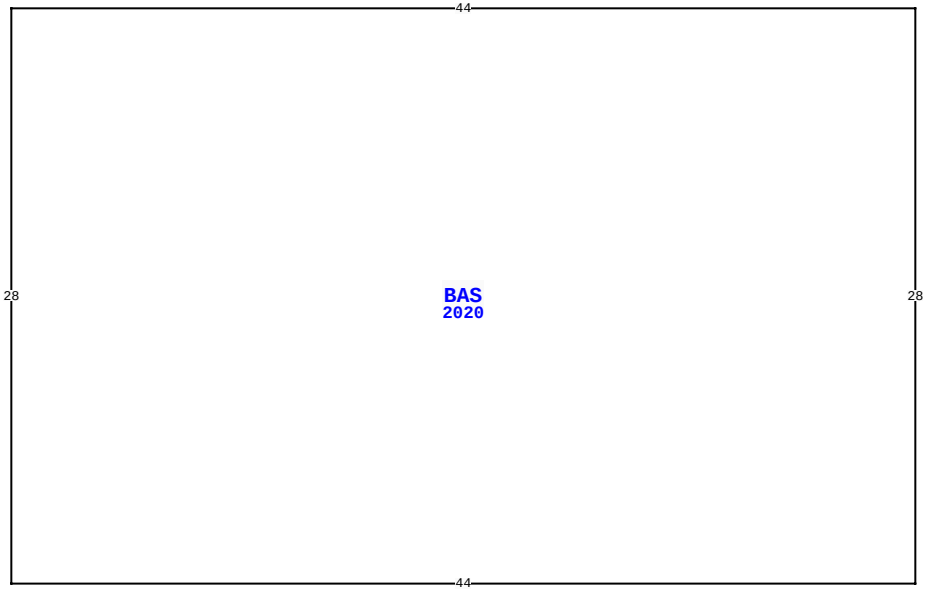
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	2020	1,232	115,999
TOTALS	1,232			1,232	115,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,232	116.6000	99.11	122,104	2020	2020	0	0	0	5.00	95.00

2 M/H 94+ – 0% - 0 Heated Area: 1232 HX Base Yr



75520 JOHNSON LAKE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	115,999
TOTAL MARKET OB/XF VALUE	13,020
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	194,019
SOH/AGL Deduction	2,238
ASSESSED VALUE	191,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,781
TOTAL JUST VALUE	194,019
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007577	MTL GAR	20,512	06/10/2021
20013060	CO ISSUED	0	12/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/0162	4/07/2021	WD	Q	I	01	186,000
GRANTOR: KELLY ASHLEY						
GRANTEE: SCHMIDT SHAYNA & JE						
2389/1060	9/01/2020	WD	Q	V	01	70,000
GRANTOR: BARBER JESSICA C						
GRANTEE: KELLY ASHLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W44 S28 E44 N28$.

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	0	20	20	400.00	SF	35.00	35.00	100	2021	2021	3	93	13,020	

LAND DESCRIPTION

TOTAL OB/XF 13,020

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	000134	C	RES POND	0	0006	RM	120.00	175.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/15/2021 BY NW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS