LOT 42 & PT OF LOT 47
IN OR 842/1116
R673729 & R673730

MURFF RICHARD N
75848 JOHNSON LAKE ROAD
YULEE, FL 32097

2025

18-2N-27-4315-0042-0000

BUILDING CHARACTERISTICS

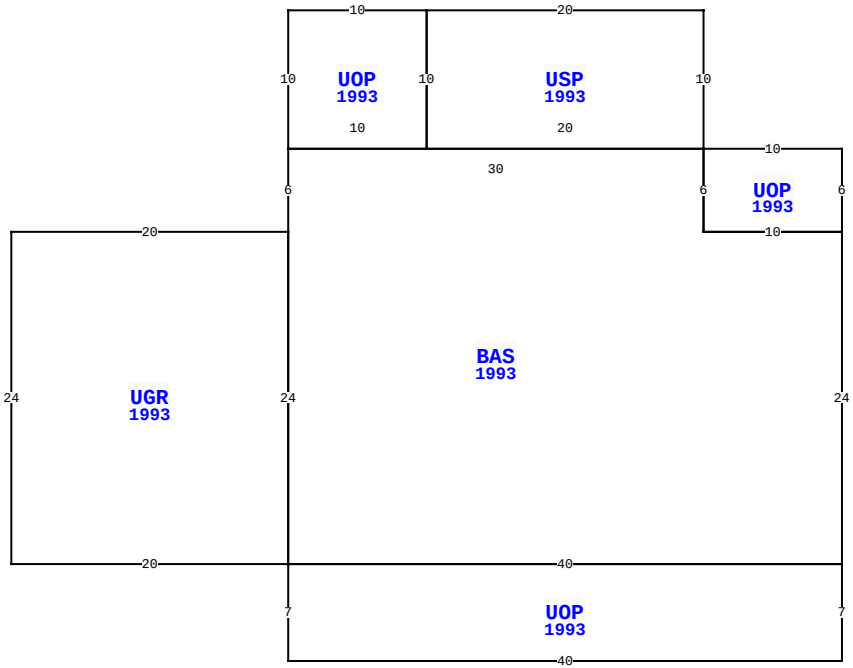
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,140	100	1993	1,140	26,703
UGR	480	45	1993	216	5,060
UOP	60	25	1993	15	351
UOP	100	25	1993	25	586
UOP	280	25	1993	70	1,640
USP	200	50	1993	100	2,342
TOTALS	2,260			1,566	36,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,566	97.6000	78.08	122,273	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1999 Heated Area: 1140 HX Base Yr 1999



75848 JOHNSON LAKE RD, 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	0681	POLE SHED	0	100	10	16	160.00	SF	15.00	15.00	100	1990	1990	3	20	480	
2	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	100	1990	1990	3	20	300	
3	0300	BOAT DCK W	0	100	0	0	304.00	SF	40.00	40.00	100	1996	1996	3	23	2,797	
4	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100	1997	1997	3	24	720	
5	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	1996	1996	3	20	1,728	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	36,682
TOTAL MARKET OB/XF VALUE	6,025
TOTAL LAND VALUE - MARKET	97,500
TOTAL MARKET VALUE	140,207
SOH/AGL Deduction	83,783
ASSESSED VALUE	56,424
TOTAL EXEMPTION VALUE	WR HX HB 36,424
BASE TAXABLE VALUE	20,000
TOTAL JUST VALUE	140,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,773

RP: 673729 & 673730

DW/MH/ID 0832(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906234	REPAIR/RRF	12,345	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0842/1116	7/27/1998	WD	Q	I		47,000
GRANTOR: ALEXANDER LARRY W						
GRANTEE: MURFF RICHARD & GAY						
0527/0226	9/23/1987	WD	U	I		41,000
GRANTOR: TATE REUBEN & HELEN						
GRANTEE: ALEXANDER LARRY W						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W10 USP=[YR=1993] N10 W20 UOP=[YR=1993] W10 S10 BAS=[YR=1993] S6 UGR=[YR=1993] W20 S24 E20 UOP=[YR=1993] S7 E40 N7 W40$ N24$ S24 E40 N24 W10 N6 W30$ E10 N10$ S10 E20 $ S6 E10 N6$.

LAND DESCRIPTION

TOTAL OB/XF 6,025

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	100		RM	150.00	208.00	1.50	LT		1.00	1.00	1.00	65,000.00	65,000.00	97,500							

REVIEW DATE 05/31/2022 BY NWA Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS