LOTS 78 & 79
IN OR 2336/1986
JOHNSONS LAKE EST UNR

HILL JUDY & PHILIP E
75338 JOHNSON LAKE RD
YULEE, FL 32097

2025

18-2N-27-4315-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

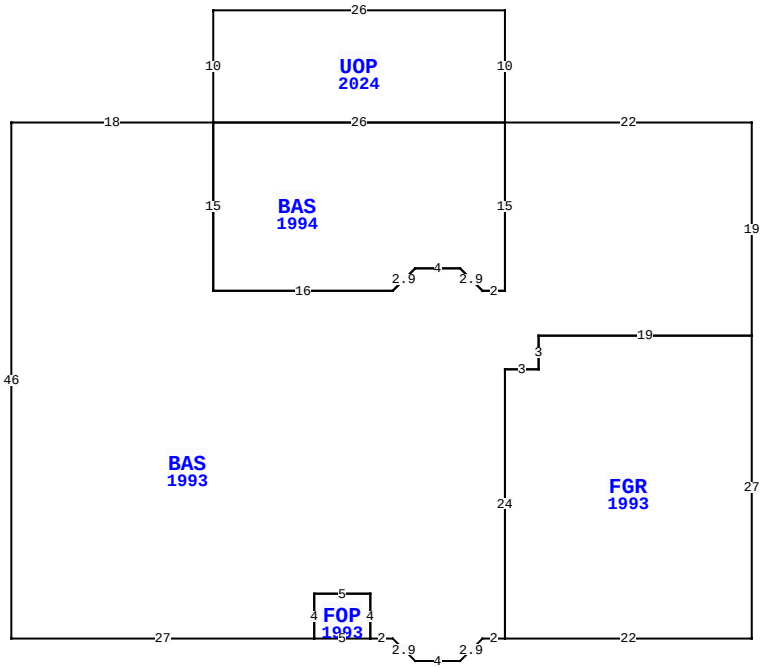
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,065	100	1993	2,065	190,409
BAS	378	100	1994	378	34,854
FGR	585	55	1993	322	29,691
FOP	20	30	1993	6	553
UOP	260	20	2024	52	4,795
TOTALS	3,308			2,823	260,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,823	108.4800	108.48	306,239	1989	1994	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2443 HX Base Yr 2021



75338 JOHNSON LAKE RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,235
TOTAL MARKET OB/XF VALUE		3,112
TOTAL LAND VALUE - MARKET		110,500
TOTAL MARKET VALUE		383,847
SOH/AGL Deduction		166,470
ASSESSED VALUE		217,377
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		161,655
TOTAL JUST VALUE		383,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00721	GARAGE	10,020	01/01/1994
5952	NEW CONSTR	96,530	08/24/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2336/1986	2/03/2020	WD	Q	I	01	217,700
GRANTOR: TESTAMENTARY TRUST OF						
GRANTEE: HILL JUDY & PHILIP						
2275/1593	5/03/2019	PR	U	I	19	100
GRANTOR: PAYNE CYNTHIA PR OF R						
GRANTEE: TESTAMENTARY TRUST						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	1,098.00	SF	5.20	5.20	100	1989	1989	3	54.5	3,112	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W22 S15 W2 U2L2 W4 D2L2 W16 N15 W18 S46 E27 N4 E5 S4 E2 D2R2 E4 U2R2 E2 N24 E3 N3 E19 N19 $
FGR=[YR=1993;ORIG=-22,46] E22 N27 W19 S3 W3 S24 $
BAS=[YR=1994;ORIG=-22,0] W26 S15 E16 U2R2 E4 D2R2 E2 N15 $
UOP=[YR=2024;ORIG=-48,0] E26 N10 W26 S10 $
FOP=[YR=1993;ORIG=-39,46] E5 N4 W5 S4 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,112

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	200.00	150.00	2.00	LT		1.00	1.00	0.85	65,000.00	55,250.00	110,500							

REVIEW DATE 04/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 110,500 Market: 0 Agricultural: 0 Common: 110,500 PRINTED 07/30/2025 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
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	04	Quality Level 04

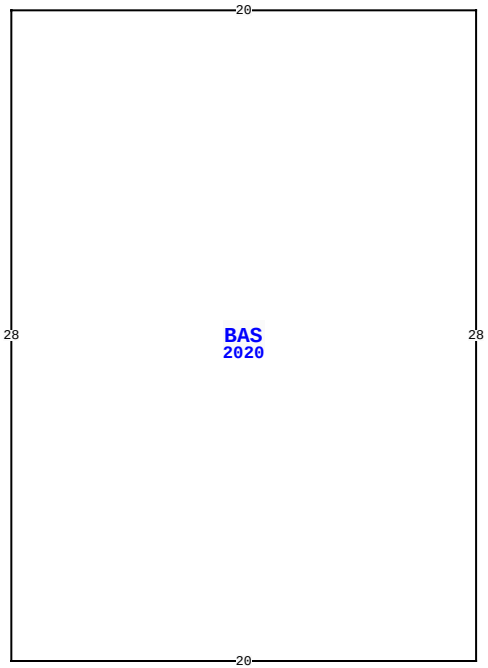
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100	2020	560	9,932
TOTALS	560			560	9,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	560	95.8650	35.47	19,863	1994	1994	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2021 Heated Area: 560 HX Base Yr 2021



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2275/1593	5/03/2019	PR	U	I	19	100
GRANTOR: PAYNE CYNTHIA PR OF R						
GRANTEE: TESTAMENTARY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 S28 E20 N28$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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