

PT LOT 82 IN OR 2581/1670 &
LOT 83 IN OR 1933/1107
JOHNSONS LAKE EST UNR

HADDOCK ROBERT & KIMBERLY A
97265 BELLVILLE LN
YULEE, FL 32097

2025

18-2N-27-4315-0083-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																																						
Exterior Wall	30	VINYL 100	0820	02	1,900	120.0000	96.00	182,400	1985	1985	0	0	0	70.00	30.00	VALUATION BY STANDARD																																					
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 2023												Heated Area: 1800												HX Base Yr																										
Roof Cover	12	MODULAR MT 100													VALUATION SUMMARY																																						
Interior Wall	05	DRYWALL 100													Tax Group: 4												Tax Dist:																										
Interior Floo	08	SHT VINYL 100													BUILDING MARKET VALUE												54,720																										
Air Condition	03	CENTRAL 100													TOTAL MARKET OB/XF VALUE												7,679																										
Heating Type	04	AIR DUCTED 100													TOTAL LAND VALUE - MARKET												97,500																										
Bedrooms	3	100													TOTAL MARKET VALUE												159,899																										
Bathrooms	2	100													SOH/AGL Deduction												0																										
Frame	02	WOOD FRAME 100													ASSESSED VALUE												159,899																										
Stories	1.	1. 100													TOTAL EXEMPTION VALUE												0																										
Units	0	100													BASE TAXABLE VALUE												159,899																										
Quality			03	Quality Level 03												TOTAL JUST VALUE												159,899																									
DOR CODE			0200	MOBILE HOME												NCON VALUE												0																									
MAP NUM			MKT AREA												05												INCOME VALUE																										
NEIGHBORHOOD/LOC			5010.00												PREVIOUS YEAR MKT VALUE												153,289																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	PERMIT NUM												DESCRIPTION												AMT												ISSUED											
BAS	1,800	100	2023	1,800	51,840	B0311666												CARPORT												4,320												09/01/2003											
UOP	112	25	2024	28	806																																																
UOP	288	25	2024	72	2,074																																																
TOTALS			2,200		1,900	54,720	75396 JOHNSON LAKE RD, YULEE												BLD DATE												LGL DATE																						
EXTRA FEATURES															XF DATE												LAND DATE																										
															INC DATE												AG DATE																										
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																																				
1	0940	SHEDS/PORT	0	0	16	16	256.00	SF	20.10	20.10	100	1985	1985	3	20	1,029																																					
2	0810	CONCRETE A	0	0	0	0	380.00	SF	6.50	6.50	100	1985	1985	3	44	1,087																																					
3	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1985	1985	3	20	160																																					
4	0350	CARPORT WD	0	0	24	12	288.00	SF	8.58	8.58	100	2003	2003	3	20	494																																					
5	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	1996	1996	3	20	192																																					
6	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1985	1985	3	20	480																																					
7	0350	CARPORT WD	0	0	24	14	336.00	SF	13.00	13.00	100	2024	2023		97	4,237																																					
LAND DESCRIPTION																		TOTAL OB/XF 7,679																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000																																				
2	000134	C	RES POND	0		RM	0.00	0.00	0.50	LT		1.00	1.00	1.00	65,000.00	65,000.00	32,500																																				
REVIEW DATE 04/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS																																																					