LOT 10
FPL ESMT PT OR 943/796
JOHNSON LAKE EST #2 PB 5/168

JONES STEVEN
75221 JOHNSON LAKE ROAD
YULEE, FL 32097

2025

18-2N-27-4316-0010-0000

BUILDING CHARACTERISTICS

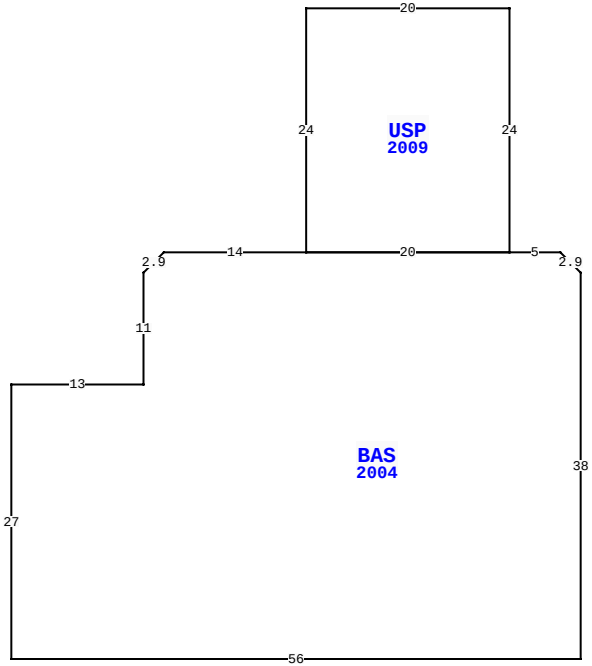
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	2,067	100	2004	2,067	141,342
USP	480	50	2009	240	16,411
TOTALS	2,547			2,307	157,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,307	154.7000	131.50	303,370	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2024 Heated Area: 2067 HX Base Yr 2024



75221 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		157,752
TOTAL MARKET OB/XF VALUE		15,365
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		228,117
SOH/AGL Deduction		6,621
ASSESSED VALUE		221,496
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,774
TOTAL JUST VALUE		228,117
NCON VALUE		12,320
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,281

2004 JACOBSEN

MH/TW VIN: JACFLA5344AC(A/B/C)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002213	NEW 26X30 FGR	50,583	03/03/2025
R0912150	REPAIR/RRF	2,000	10/01/2009
MH044316	MH MOVE-ON	0	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2642/131	5/22/2023	WD	Q	I	01	228,500
GRANTOR: BENDER RANDALL S & AN						
GRANTEE: JONES STEVEN						
1635/1060	8/17/2009	WD	U	I	12	125,000
GRANTOR: MURRAY LARRY N						
GRANTEE: BENDER RANDALL S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] U2L2 W5 W20 W14 D2L2 S11 W13 S27 E56 N38 $
USP=[YR=2009;ORIG=-7,-2] N24 W20 S24 E20 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
4	0300	BOAT DCK W	0	100	16	16	256.00	SF	40.00	40.00	100	2025	2024		100	10,240	
5	0350	CARPORT WD	0	100	16	10	160.00	SF	13.00	13.00	100	2025	2024		100	2,080	

LAND DESCRIPTION

TOTAL OB/XF 15,365

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	000100	C	RES	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/11/2025 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS