

LOT 11
2008 HOMI DW/MH
FPL ESMT PT OR 943/796

PHELPS MELISSA A & MATTHEW A
75225 JOHNSON LAKE RD
YULEE, FL 32097

2025

18-2N-27-4316-0011-0000



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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality 04 Quality Level 04

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	1,790	100	2008	1,790	116,884
DCK	35	15	2008	5	326
FOP	70	30	2008	21	1,371
UOP	240	25	2021	60	3,918

TOTALS 2,135 1,876 122,499

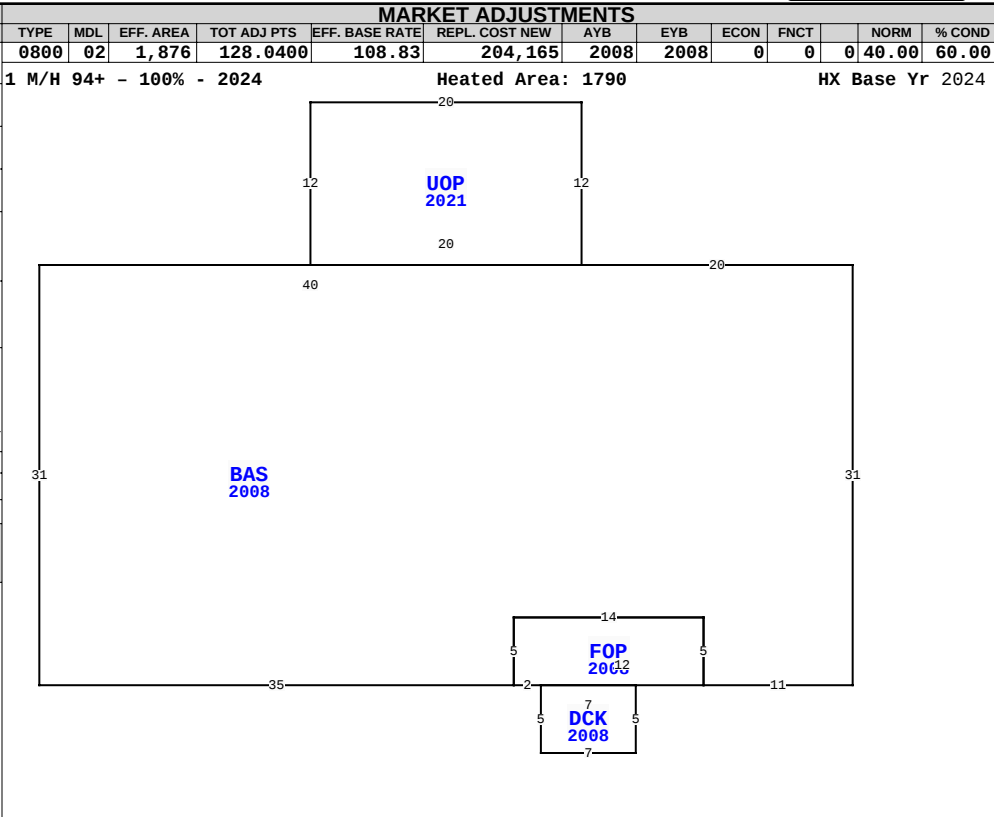
EXTRA FEATURES

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
1	1242	WD DECK A	0 100	21	9	189.00	SF	10.00	10.00	100	2008	2008	3	31	586	
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
3	0812	CONCRETE C	0 100	0	0	1,110.00	SF	4.00	4.00	100	2021	2021	3	99	4,396	

LAND DESCRIPTION

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	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 KWX



75225 JOHNSON LAKE RD, YULEE

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

TOTAL OB/XF 6,802

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	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							

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		141,758
TOTAL MARKET OB/XF VALUE		6,802
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		203,560
SOH/AGL Deduction		31,086
ASSESSED VALUE		172,474
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,752
TOTAL JUST VALUE		203,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013415	ADDITION	44,305	10/01/2021
MH5027	MH MOVE-ON	0	11/01/2008
C5027	CO ISSUED	0	01/01/2008
E20353	ELEC OTHER	0	01/01/2008
M13532	MECH OTHER	0	01/01/2008
MH5027	MH MOVE-ON	0	01/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2488/0508	8/16/2021	WD	Q	I	01
					SALE PRICE
					190,500

GRANTOR: HOLLOWELL CODY J REV
GRANTEE: PHELPS MELISSA A &
1698/0357 8/02/2010 WD U I 11 100
GRANTOR: HOLLOWELL CODY J
GRANTEE: HOLLOWELL CODY J TR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W20 UOP=[YR=2021] N12 W20 S12 E20\$ W40 S31 E35
FOP=[YR=2008] E2 DCK=[YR=2008] S5 E7 N5 W7\$ E12 N5 W14 S5\$
N5 E14 S5 E11 N31\$.

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floop	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	05	STEEL 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 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	864	100	2021	864	19,259
TOTALS	864			864	19,259

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	62.1000	22.98	19,855	2021	2021	0	0	0	3.00	97.00
2 GARAGE RES - 100% - 2024												
Heated Area: 864												
HX Base Yr 2024												
24 36 36 24 BAS 2021												
BLD DATE								LGL DATE				
XF DATE								LAND DATE				