LOT 12 2001 SCHT DW
IN OR 2061/1967
FPL ESMT PT OR 943/796

MEADOWS MELISSA
75229 JOHNSON LAKE RD
YULEE, FL 32097

2025

18-2N-27-4316-0012-0000

BUILDING CHARACTERISTICS

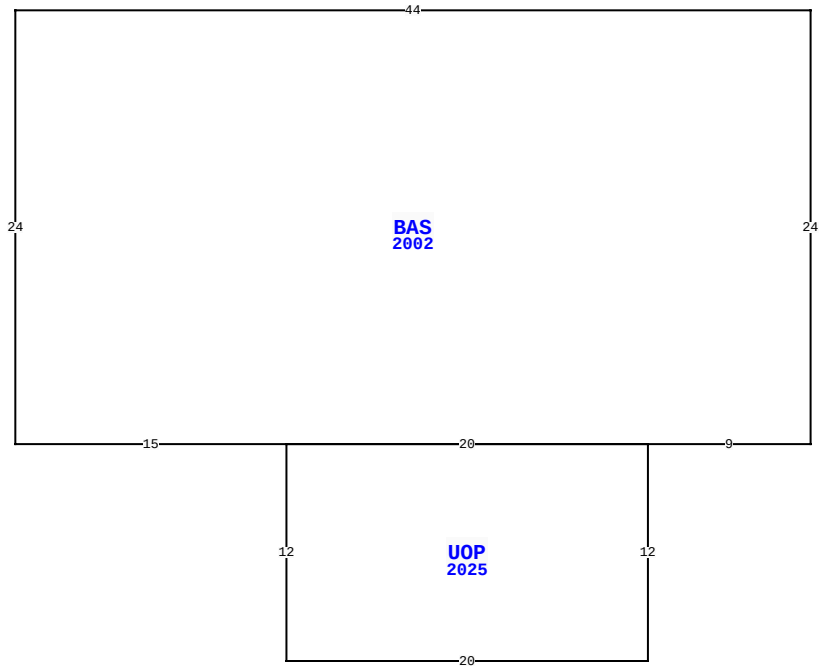
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,056	100	2002	1,056	61,927
UOP	240	25	2025	60	3,518
TOTALS	1,296			1,116	65,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,116	123.2000	104.72	116,868	2001	2006	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2017 Heated Area: 1056 HX Base Yr 2017



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

75229 JOHNSON LAKE RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		65,446
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		120,446
SOH/AGL Deduction		65,116
ASSESSED VALUE		55,330
TOTAL EXEMPTION VALUE	HX HB	30,330
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		120,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,203

MISC STRG SHEDS/PL SHED = NV : KW 6/2025
RP: R12113560 & R12113561
DW/MH/ID: H0GA20K03051(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013632	MH MOVE-ON	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2061/1967	7/27/2016	SW	U	I	38	42,000
GRANTOR: DIPLOMAT PROPERTY MAN						
GRANTEE: MEADOWS MELISSA						
2061/1965	7/27/2016	SW	U	I	12	100
GRANTOR: MFRA TRUST 2015-1						
GRANTEE: DIPLOMAT PROPERTY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W44 S24 E15 E20 E9 N24 $
UOP=[YR=2025;ORIG=-29,24] E20 S12 W20 N12 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS