LOT 18
JOHNSON LAKE EST #2 PB 5/168

KREMLER WILLIAM D & JOANN ELIZABETH
75319 JOHNSON LAKE RD
YULEE, FL 32097

2025

18-2N-27-4316-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

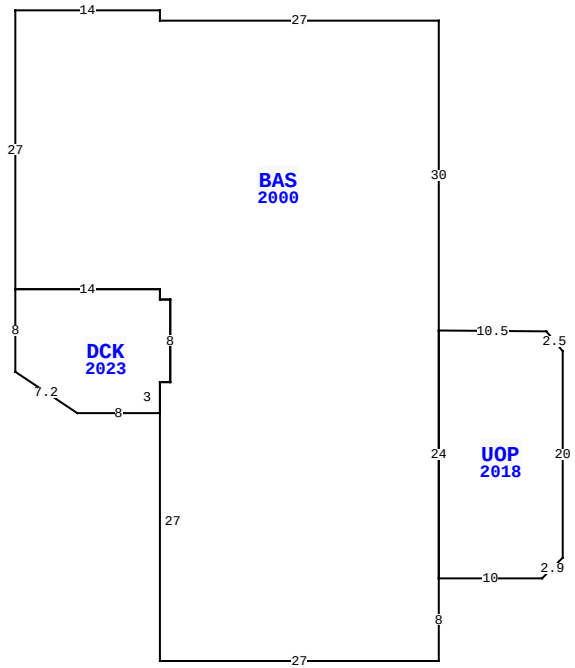
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,044	100	2000	2,044	199,928
DCK	164	10	2023	16	1,565
UOP	284	20	2018	57	5,576
TOTALS	2,492			2,117	207,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,117	114.4000	102.96	217,966	2000	2013	0	0	0	5.00	95.00

1 SFR MODULR – 100% - 2023 Heated Area: 2044 HX Base Yr 2023



75319 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		216,971
TOTAL MARKET OB/XF VALUE		3,780
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		275,751
SOH/AGL Deduction		72,828
ASSESSED VALUE		202,923
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,201
TOTAL JUST VALUE		275,751
NCON VALUE		17,043
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P014578	NEW CONSTR	0	03/01/2001
M014923	H/AC	2,380	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/0227	5/24/2022	WD	Q	I	01	295,000
GRANTOR: SOUTHERLAND BOLISA						
GRANTEE: KREMLER WILLIAM DAV						
2192/0100	4/21/2018	WD	Q	I	01	165,000
GRANTOR: NORMANDIN TRACY & CLY						
GRANTEE: SOUTHERLAND BOLISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W27 N1 W14 S27 E14 S1 E1 S8 W1 S27 E27 N8 N24 N30 $
UOP=[YR=2018;ORIG=0,54] E10 U2R2 N20 U1.11L1.7 U0.1L10.5 S24 $
DCK=[YR=2023;ORIG=-41,26] E14 S1 E1 S8 W1 S3 W8 U4L6 N8 $
.

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	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2000	2000	3	27	3,780	

LAND DESCRIPTION

TOTAL OB/XF 3,780

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS

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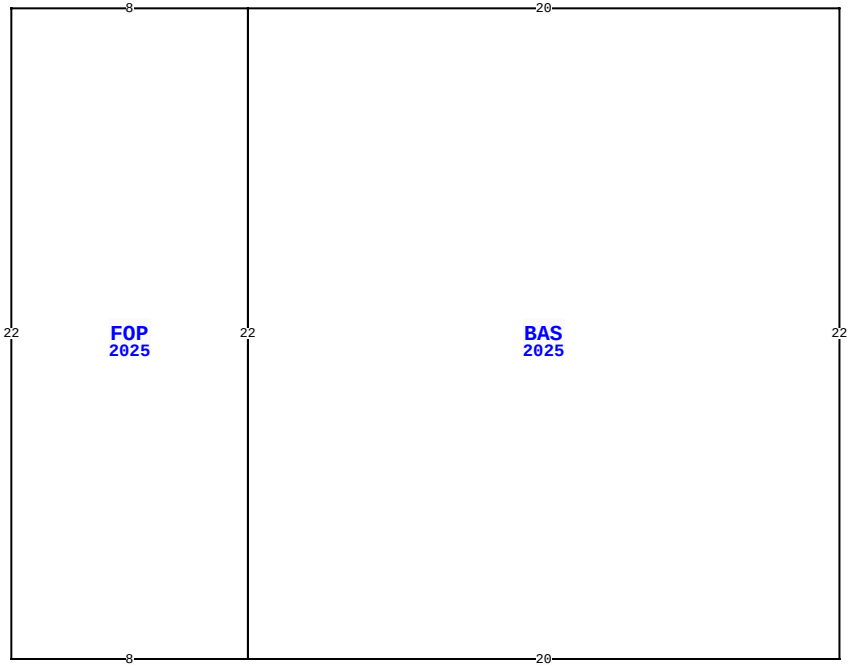
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	04	Quality Level 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	440	100	2025	440	8,839
FOP	176	30	2025	53	1,065
TOTALS	616			493	9,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	493	57.7500	21.37	10,535	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2025 Heated Area: 440 HX Base Yr 2023



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GRANTOR: NORMANDIN TRACY & CLY						
GRANTEE: SOUTHERLAND BOLISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,18] E20 S22 W20 N22 $
FOP=[YR=2025;ORIG=50,18] W8 S22 E8 N22 $
.

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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