LOT 19
PT OR 1354/864
JOHNSON LAKE EST #2 PB 5/168

LEE JEREMY & AMY T
75303 JOHNSON LAKE ROAD
YULEE, FL 32097

2025

18-2N-27-4316-0019-0000

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 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

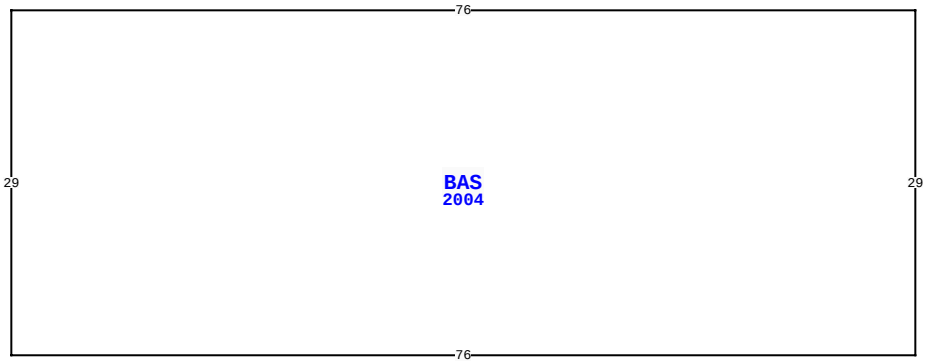
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	2004	2,204	186,180
TOTALS	2,204			2,204	186,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,204	104.0000	93.60	206,294	2004	2004	0	0	0	9.75	90.25

1 SFR MODULR – 100% - 2006 Heated Area: 2204 HX Base Yr 2006



75303 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		186,180
TOTAL MARKET OB/XF VALUE		3,851
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		245,031
SOH/AGL Deduction		109,117
ASSESSED VALUE		135,914
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,192
TOTAL JUST VALUE		245,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0312029	NEW CONSTR	0	12/01/2003
B0311982	NEW CONSTR	5,000	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1354/0864	9/30/2005	WD	Q	I		220,000
GRANTOR: DEANGELIS ANDREW & DO						
GRANTEE: LEE JEREMY & AMY T						
1181/0767	10/17/2003	WD	Q	V		97,000
GRANTOR: ZELL DONALD D						
GRANTEE: DEANGELIS ANDREW &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S29 E76 N29$.

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	
2	1242	WD DECK A	0	100	32	12	384.00	SF	10.00	10.00	100	2004	2004	3	21	806	

LAND DESCRIPTION

TOTAL OB/XF 3,851

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