

LOT 29
IN OR 1924/1033
R672573 & R672574

JOHNSON WARREN JR EST
75026 SEMPER FI DR
YULEE, FL 32097

2025

18-2N-27-4316-0029-0000



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 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	1,296	100	1996	1,296	54,225
SFB	432	80	2006	346	14,477

TOTALS	1,728			1,642	68,702
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	0	12	12	144.00	SF	10.00
3	0756	FEP	0	0	8	6	48.00	SF	27.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	RM	0.00	0.00	1.00

REVIEW DATE	06/11/2025	BY	KWX
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,642	117.2000	99.62	163,576	1996	1999	0	0	0	58.00	42.00	
1 M/H 94+ - 0% - 2025													
Heated Area: 1642													
HX Base Yr													
16 48 27 SFB 2006 27 BAS 1996 27 16 48													

75026 SEMPER FI DR, YULEE													
BLD DATE				LGL DATE									
XF DATE				LAND DATE									
INC DATE				AG DATE									

TOTAL OB/XF													
1,066													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	1997	1997
3	0756	FEP	0	0	8	6	48.00	SF	27.00	27.00	100	2014	2014

TOTAL OB/XF													
1,066													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	RES	0	0006	RM	0.00	0.00	1.00	LT		1.00	1.00

Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					68,702				
TOTAL MARKET OB/XF VALUE					1,066				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					124,768				
SOH/AGL Deduction					0				
ASSESSED VALUE					124,768				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					124,768				
TOTAL JUST VALUE					124,768				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					120,314				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20911	ADDITION	4,494	01/01/2008
961585	MH MOVE-ON	0	12/01/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1924/1033	6/23/2014	WD	Q	I	01	60,500			
GRANTOR: FISHER CHERI L & TIMO									
GRANTEE: JOHNSON WARREN E JR									
0780/1881	12/31/1996	WD	U	I	11	16,000			
GRANTOR: *CONFIDENTIAL*									
GRANTEE: *CONFIDENTIAL*									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W48 SFB=[YR=2006] W16 S27 E16 N27 \$ S27 E48 N27 \$.									