LOT 32
JOHNSON LAKE EST #2 PB 5/168

CAPITAL KINGDOM US LLC
11400 SW 56TH ST
MIAMI, FL 33165

2025

18-2N-27-4316-0032-0000

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	13	LVT/LAMNT 100
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

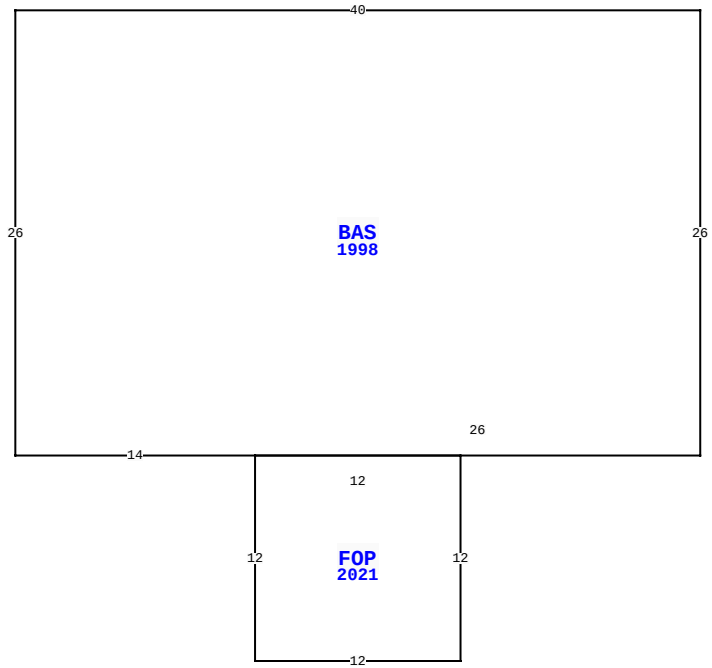
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1998	1,040	52,116
FOP	144	30	2021	43	2,155
TOTALS	1,184			1,083	54,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,083	116.0000	92.80	100,502	1984	2005	0	0	0	46.00	54.00

1 M/H 93- – 0% - 2025 Heated Area: 1040 HX Base Yr



75531 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	54,271
TOTAL MARKET OB/XF VALUE	2,772
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	112,043
SOH/AGL Deduction	0
ASSESSED VALUE	112,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,043
TOTAL JUST VALUE	112,043
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982413	MH MOVE-ON	0	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2742/1645	10/10/2024	QC	U	I	11	100
GRANTOR: ONE CLICK REALTY LLC						
GRANTEE: CAPITAL KINGSOM US						
2717/961	6/03/2024	WD	U	I	19	110,000
GRANTOR: CROGHAN JENNIFER AS P						
GRANTEE: ONE CLICK REALTY LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W40 S26 E14 FOP=[YR=2021] S12 E12 N12 W12$ E26 N26$.

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	0753	UEP	0	0	14	12	168.00	SF	22.00	22.00	100	2015	2015	3	75	2,772	

LAND DESCRIPTION

TOTAL OB/XF 2,772

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	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/10/2022 BY NWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS