LOT A
JOHNSON LAKE EST # 1A PB 6/63

HARRISON WILLIAM & AMBER
75567 JOHNSON LAKE ROAD
YULEE, FL 32097

2025

18-2N-27-431A-000A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

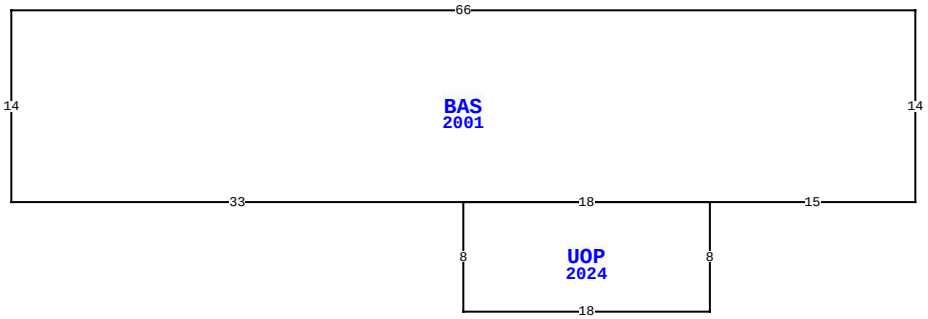
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	924	100	2001	924	21,333
UOP	144	25	2024	36	831
TOTALS	1,068			960	22,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	96.2000	76.96	73,882	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 924 HX Base Yr



75567 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	22,165
TOTAL MARKET OB/XF VALUE	2,211
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	79,376
SOH/AGL Deduction	0
ASSESSED VALUE	79,376
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,376
TOTAL JUST VALUE	79,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,628

MH/ID GAFLN75A16642WE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210515	GARAGE	1,385	12/01/2002
MH013564	MH MOVE-ON	0	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2741/207	10/01/2024	WD	U	I	30	25,000
GRANTOR: DAVIS EDWARD ALLAN						
GRANTEE: HARRISON WILLIAM &						
2072/1457	9/16/2016	FJ	U	I	11	0
GRANTOR: DAVIS GEORGE EDWARD E						
GRANTEE: DAVIS EDWARD ALLAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W66 S14 E33 E18 E15 N14 $
UOP=[YR=2024;ORIG=-33,14] E18 S8 W18 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	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2001	2001	3	20	800	
2	0751	UOP	0	0	8	8	64.00	SF	10.00	10.00	100	2001	2001	3	28	179	
3	0810	CONCRETE A	0	0	12	20	240.00	SF	6.50	6.50	100	2024	2001		79	1,232	

LAND DESCRIPTION

TOTAL OB/XF 2,211

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 04/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS