PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2760/623

JOHNSON JEREMY W & PATRICIA
86001 TURK LN
YULEE, FL 32097

2025

42-2N-27-0000-0020-0020

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

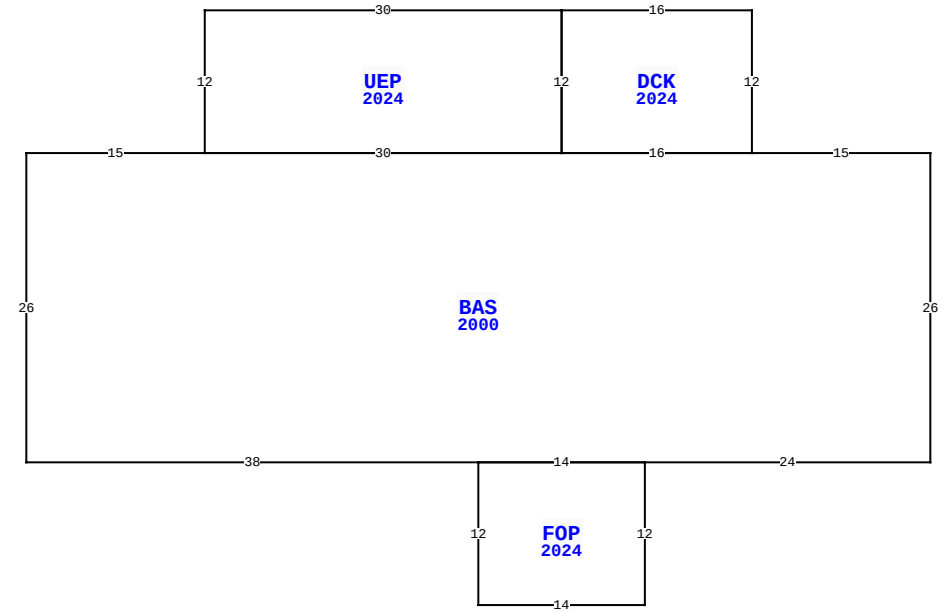
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2000	1,976	95,604
DCK	192	15	2024	29	1,403
FOP	168	30	2024	50	2,419
UEP	360	70	2024	252	12,192
TOTALS	2,696			2,307	111,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,307	129.3600	109.96	253,678	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2001 Heated Area: 1976 HX Base Yr 2001



86001 TURK LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		111,618
TOTAL MARKET OB/XF VALUE		15,341
TOTAL LAND VALUE - MARKET		96,900
TOTAL MARKET VALUE		223,859
SOH/AGL Deduction		123,384
ASSESSED VALUE		100,475
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,753
TOTAL JUST VALUE		223,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,032

GR/UT (27X24) AND CRPT (18X24) ARE ATTACHED
RP: 12017144 & 12017145
DW/MH VIN: GMHGA6250001210(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2760/623	12/20/2024	WD	U	I	11	100
GRANTOR: JOHNSON JEREMY W						
GRANTEE: JOHNSON JEREMY W &						
0938/0469	9/27/2000	WD	Q	V	01	100
GRANTOR: MINER RICHARD & KATHL						
GRANTEE: JOHNSON JEREMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W15 W16 W30 W15 S26 E38 E14 E24 N26 $
DCK=[YR=2024;ORIG=-15,0] W16 N12 E16 S12 $
FOP=[YR=2024;ORIG=-38,26] E14 S12 W14 N12 $
UEP=[YR=2024;ORIG=-61,0] E30 N12 W30 S12 $
.

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	0812	CONCRETE C	0	100	0	0	1,296.00	SF	4.00	4.00	100	2001	2001	3	79	4,095	
2	0510	GARAGE WD-	0	100	24	27	648.00	SF	35.00	35.00	100	2001	2001	3	28	6,350	
3	0351	CARPORT MT	0	100	24	18	432.00	SF	10.00	10.00	100	2001	2001	3	20	864	
4	0681	POLE SHED	0	100	30	14	420.00	SF	15.00	15.00	100	2024	2012		64	4,032	

LAND DESCRIPTION

TOTAL OB/XF 15,341

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		RSF-2	0.00	0.00	1.14	AC		1.00	1.00	1.00	85,000.00	85,000.00	96,900							

REVIEW DATE 04/10/2024 BY KWA Total Acres: 1.14 Total Land Value: 96,900 Market: 0 Agricultural: 0 Common: 96,900 PRINTED 07/30/2025 BY SYS