



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,721	100	1993	1,721	134,758
FOP	135	30	1993	40	3,132
FOP	296	30	2002	89	6,969
UGR	928	45	1993	418	32,730
UOP	80	20	2002	16	1,253
TOTALS	3,160			2,284	178,842

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	1983	1983	3	51.5	1,803	
2	0811	CONCRETE B	0	100	32	22	704.00	SF	5.20	5.20	100	1988	1988	3	52	1,904	
3	0812	CONCRETE C	0	100	0	0	1,558.00	SF	4.00	4.00	100	1988	1988	3	52	3,241	
4	0351	CARPORT MT	0	100	32	22	704.00	SF	8.50	8.50	100	1988	1988	3	20	1,197	
5	0351	CARPORT MT	0	100	22	19	418.00	SF	8.50	8.50	100	1988	1988	3	20	711	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,284	115.1500	115.15	263,003	1976	1980		0	0	32.00	68.00	
1 SINGLE FAM - 100% - 0													
Heated Area: 1721													
HX Base Yr 1988													
85039 JOHNSON LN, YULEE													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/08/2025 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			178,842
TOTAL MARKET OB/XF VALUE			8,856
TOTAL LAND VALUE - MARKET			66,300
TOTAL MARKET VALUE			253,998
SOH/AGL Deduction			129,106
ASSESSED VALUE			124,892
TOTAL EXEMPTION VALUE			55,722
BASE TAXABLE VALUE			69,170
TOTAL JUST VALUE			253,998
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			242,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4711	ADDITION	23,800	03/04/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0528/0673	10/09/1987	WD	Q	I		40,000	
GRANTOR: WEAVER ELIZABETH & J							
GRANTEE: SMITH ROBERT & PEGG							
0470/0787	10/01/1985	WD	Q	I		33,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES		
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BUILDING DIMENSIONS		
UOP=[YR=2002] W16 UGR=[YR=1993] W26 FOP=[YR=1993] W4		
BAS=[YR=1993] W24 S56 FOP=[YR=2002] S8 E37 N8 W37\$ E37 N29		
W13 N27\$ S27 E13 N3 W9 N24\$ S24 E42 N19 W16 N5\$ S5 E16 N5\$.		

TOTAL OB/XF													
8,856													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	100		RM	150.00	200.00	0.78	AC		1.00	1.00