BLK 3 LOT 15
YULEE WOODS #4 PB 5/301 & 302

JOHNSON WILMA L L/E/
85263 TERRY ROAD
YULEE, FL 32097

2025

42-2N-27-4614-0003-0150

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	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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

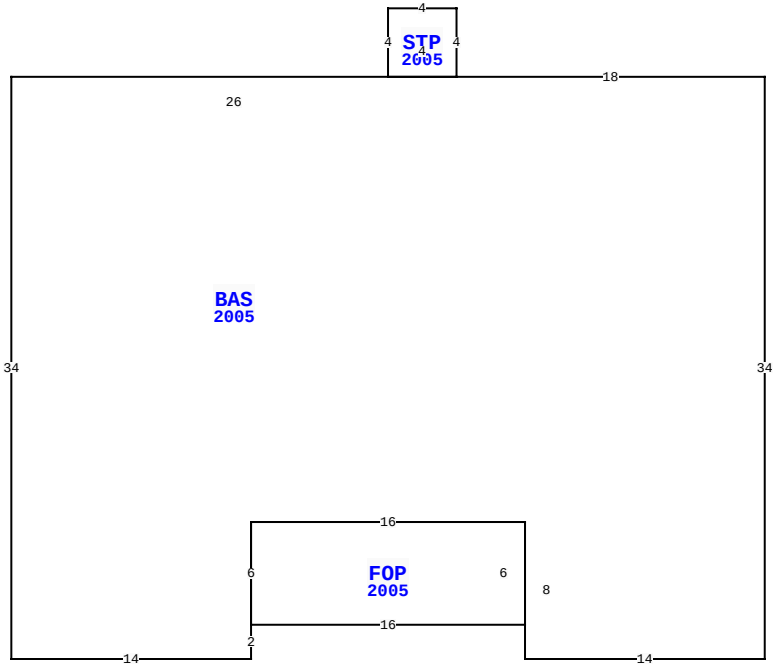
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	2005	1,368	147,771
FOP	96	30	2005	29	3,133
STP	16	10	2005	2	216
TOTALS	1,480			1,399	151,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,399	119.0280	119.03	166,523	2005	2005	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 0 Heated Area: 1368 HX Base Yr



85263 TERRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		163,757
TOTAL MARKET OB/XF VALUE		4,249
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		253,006
SOH/AGL Deduction		133,095
ASSESSED VALUE		119,911
TOTAL EXEMPTION VALUE	HX HB DX WX SX	110,722
BASE TAXABLE VALUE		9,189
TOTAL JUST VALUE		253,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B200179	GARAGE 24X30	38,640	01/03/2020
B1632437	CARPORT	8,928	06/01/2016
M09611	OTHER	0	04/01/2005
P09136	OTHER	0	03/01/2005
B14556	NEW CONSTR	100,644	02/01/2005
E14424	ELEC OTHER	2,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2585/0983	8/12/2022	QC	U	I	11	100
GRANTOR: JOHNSON WILMA L						
GRANTEE: COLE RHONDA LOUISE						
0685/0079	7/19/1993	WD	Q	V		15,000
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: JOHNSON RON & WILMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 STP=[YR=2005] N4 W4 S4 E4$ W26 S34 E14 N2
FOP=[YR=2005] E16 N6 W16 S6$ N6 E16 S8 E14 N34$.

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	0811	CONCRETE B	0	100	0	0	460.00	SF	5.20	5.20	100	2005	2005	3	84	2,009	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	8.00	8.00	100	2016	2016	3	70	2,240	

LAND DESCRIPTION

TOTAL OB/XF 4,249

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 02/24/2020 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

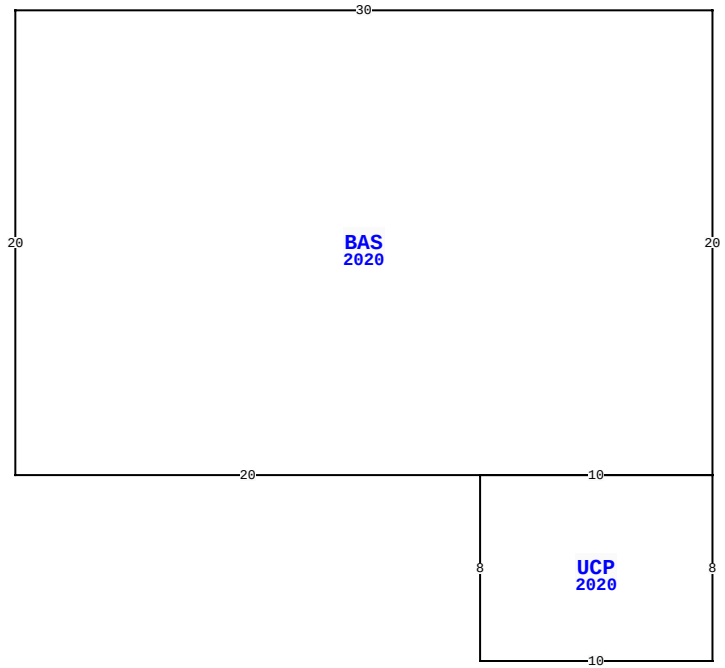
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2020	600	12,309
UCP	80	20	2020	16	328
TOTALS	680			616	12,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	616	57.7500	21.37	13,164	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 0 Heated Area: 600 HX Base Yr



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TOTAL JUST VALUE		253,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R07227	REPAIR/RRF	3,000	02/01/2005
95-01626	REMODEL	2,040	02/01/1995
94-319	MH MOVE-ON	18,500	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: JOHNSON WILMA L						
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0685/0079	7/19/1993	WD	Q	V		15,000
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: JOHNSON RON & WILMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S20 E20 UCP=[YR=2020] S8 E10 N8 W10$ E10 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/24/2020 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS