LOT 7
JOHNSON LAKE EST #2 PB 5/168

CUTHRELL MATTHEW R & HAILEY
75123 JOHNSON LAKE ROAD
YULEE, FL 32097

2026

18-2N-27-4316-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	04	Quality Level 04

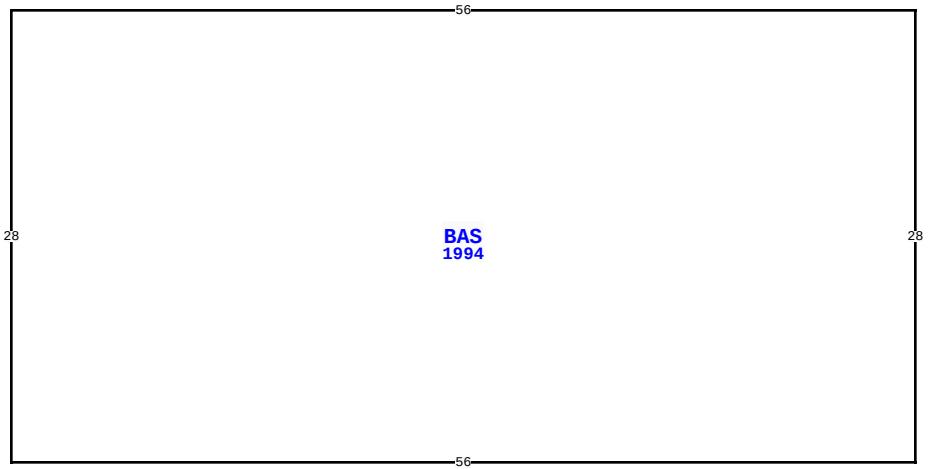
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1994	1,568	132,568
TOTALS	1,568			1,568	132,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,568	134.2000	120.78	189,383	1994	2014	0	0	0	30.00	70.00

1 M/H 94+ 100% - 2026 Heated Area: 1568 HX Base Yr 2026



75123 JOHNSON LAKE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		132,568
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		197,568
SOH/AGL Deduction		0
ASSESSED VALUE		197,568
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		146,157
TOTAL JUST VALUE		197,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-327	MH MOVE-ON	30,000	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2762/993	1/16/2025	WD	Q	I	01	244,000
GRANTOR: INKLINE LLC						
GRANTEE: CUTHRELL MATTHEW R						
2722/1586	6/28/2024	WD	Q	I	03	117,000
GRANTOR: PALMER DONNA L/E						
GRANTEE: INKLINE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W56 S28 E56 N28$.

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
1	000100	C	RES	100	0003	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS