LOT 11
2008 HOMI DW/MH
FPL ESMT PT OR 943/796

PHELPS MELISSA A & MATTHEW A
75225 JOHNSON LAKE RD
YULEE, FL 32097

2026

18-2N-27-4316-0011-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

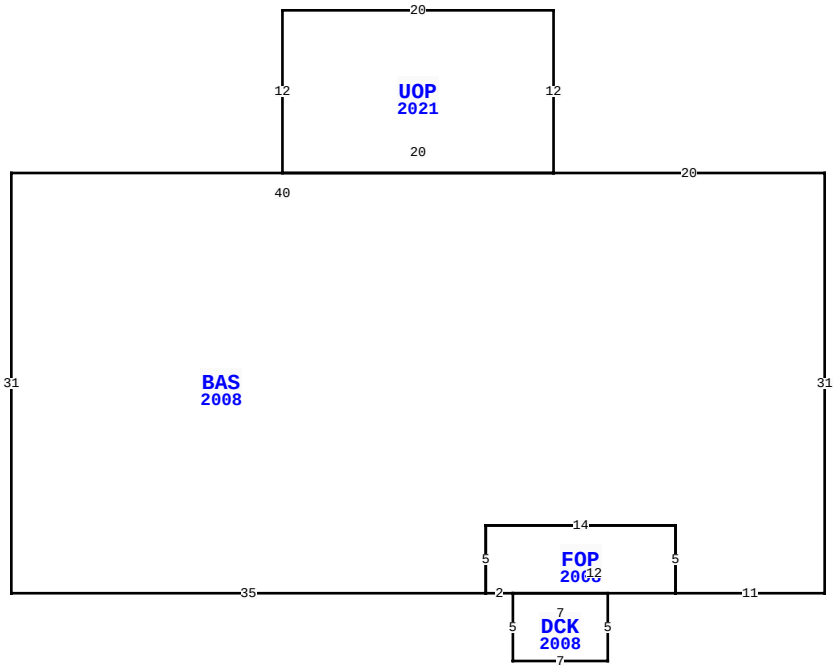
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,790	100	2008	1,790	120,255
DCK	35	15	2008	5	336
FOP	70	30	2008	21	1,411
UOP	240	25	2021	60	4,031
TOTALS	2,135			1,876	126,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,876	128.7000	115.83	217,297	2008	2008	0	0	0	42.00	58.00

1 M/H 94+ 100% - 2024 Heated Area: 1790 HX Base Yr 2024



75225 JOHNSON LAKE RD, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		146,121
TOTAL MARKET OB/XF VALUE		510
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		211,631
SOH/AGL Deduction		34,500
ASSESSED VALUE		177,131
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,720
TOTAL JUST VALUE		211,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013415	ADDITION	44,305	10/01/2021
MH5027	MH MOVE-ON	0	11/01/2008
C5027	CO ISSUED	0	01/01/2008
E20353	ELEC OTHER	0	01/01/2008
M13532	MECH OTHER	0	01/01/2008
MH5027	MH MOVE-ON	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2488/0508	8/16/2021	WD	Q	I	01	190,500
GRANTOR: HOLLOWELL CODY J REV						
GRANTEE: PHELPS MELISSA A &						
1698/0357	8/02/2010	WD	U	I	11	100
GRANTOR: HOLLOWELL CODY J						
GRANTEE: HOLLOWELL CODY J TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W20 UOP=[YR=2021] N12 W20 S12 E20$ W40 S31 E35
FOP=[YR=2008] E2 DCK=[YR=2008] S5 E7 N5 W7$ E12 N5 W14 S5$
N5 E14 S5 E11 N31$.

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	1242	WD DECK A	0	100	21	9	189.00	SF	10.00	10.00	100	2008	2008	3	27	510	

LAND DESCRIPTION

TOTAL OB/XF 510

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

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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	06	Quality Level 06

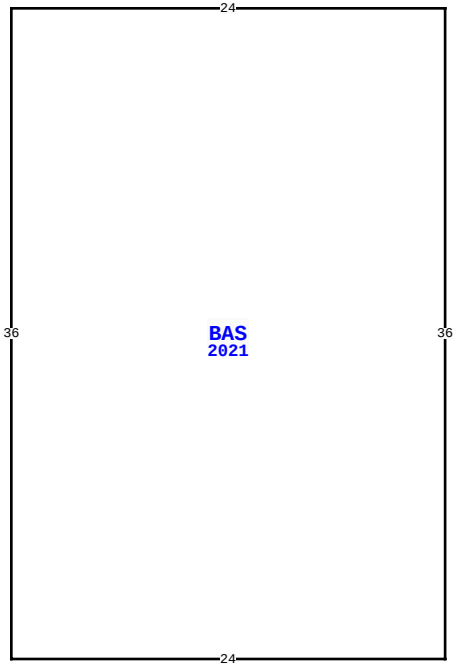
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2021	864	20,089
TOTALS	864			864	20,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	62.1000	24.22	20,926	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2024 Heated Area: 864 HX Base Yr 2024



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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,720
TOTAL JUST VALUE		211,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12930	OTHER	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2488/0508	8/16/2021	WD	Q	I	01	190,500
GRANTOR: HOLLOWELL CODY J REV						
GRANTEE: PHELPS MELISSA A &						
1698/0357	8/02/2010	WD	U	I	11	100
GRANTOR: HOLLOWELL CODY J						
GRANTEE: HOLLOWELL CODY J TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S36 E24 N36$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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