LOT 21
IN OR 1158/785 & OR 1988/31
JOHNSON LAKE EST #3 PB 5/168

MILES MATTHEW S
75343 JOHNSON LAKE RD
YULEE, FL 32097

2026

18-2N-27-4316-0021-0000

NASSAU COUNTY PROPERTY

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 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
Quality	06	Quality Level 06

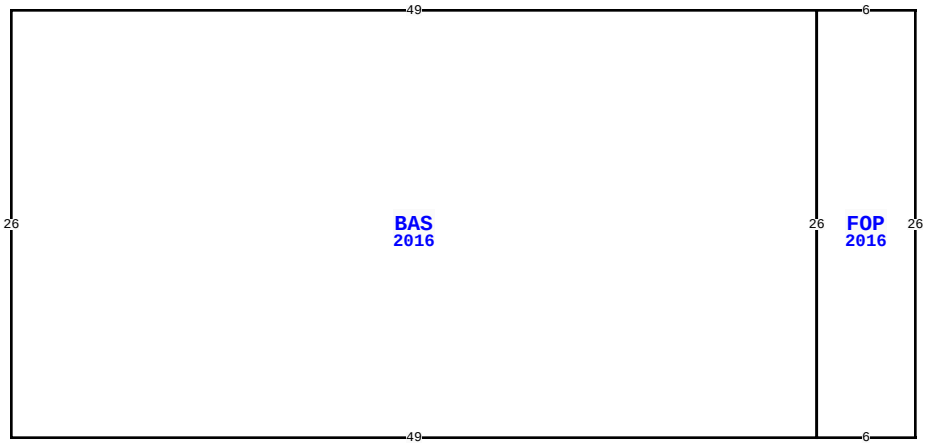
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,274	100	2016	1,274	131,018
FOP	156	30	2016	47	4,834
TOTALS	1,430			1,321	135,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,321	152.3600	137.12	181,136	2016	2016	0	0	0	25.00	75.00

2 M/H 94+ 100% - 2019 Heated Area: 1274 HX Base Yr 2019



75343 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		135,852
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		200,852
SOH/AGL Deduction		87,345
ASSESSED VALUE		113,507
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		62,096
TOTAL JUST VALUE		200,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165790	CO ISSUED	0	11/07/2016
MH165790	MH MOVE-ON	0	10/01/2016
R980769	REPAIR/RRF	0	03/02/1998
94721	MH MOVE-ON	0	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1988/0031	5/27/2015	QC	U	I	11	100
GRANTOR: MILES MARILYN L						
GRANTEE: MILES MATTHEW S						
1158/0785	7/31/2003	QC	Q	I	06	14,700
GRANTOR: WOODBECK VICTORIA T						
GRANTEE: MILES MATTHEW S & M						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W6 BAS=[YR=2016] W49 S26 E49 N26$ S26 E6 N26$.

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
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