LOT 25
JOHNSON LAKE EST #2 PB 5/168

CARDENAS DIANA FERNANDA GOMEZ/SALAMANCA JOSE EDUAR
75421 JOHNSON LAKE RD
YULEE, FL 32097

2026

18-2N-27-4316-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

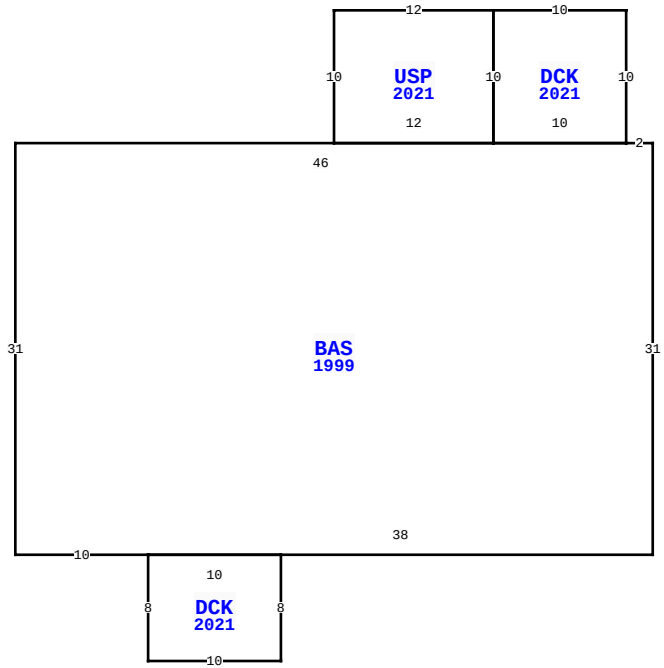
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,488	100	1999	1,488	112,814
DCK	80	15	2021	12	910
DCK	100	15	2021	15	1,138
USP	120	50	2021	60	4,549
TOTALS	1,788			1,575	119,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,575	117.0000	105.30	165,848	1999	2015	0	0	0	28.00	72.00

1 M/H 94+ 100% - 2026 Heated Area: 1488 HX Base Yr 2026



75421 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		119,411
TOTAL MARKET OB/XF VALUE		2,936
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		187,347
SOH/AGL Deduction		0
ASSESSED VALUE		187,347
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,936
TOTAL JUST VALUE		187,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992677	MH MOVE-ON	0	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2795/1453	6/13/2025	WD	Q	I	01	230,000
GRANTOR: JONES JOYCE A						
GRANTEE: CARDENAS DIANA FERN						
2721/339	6/24/2024	QC	U	I	11	100
GRANTOR: JONES RONALD D						
GRANTEE: JONES JOYCE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W2 DCK=[YR=2021] N10 W10 USP=[YR=2021] W12 S10 E12 N10$ S10 E10$ W46 S31 E10 DCK=[YR=2021] S8 E10 N8 W10$ E38 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
2	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	1999	1999	3	20	400	
3	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	1999	1999	3	20	160	
5	0351	CARPORT MT	0	100	22	18	396.00	SF	10.00	10.00	100	2015	2015	3	60	2,376	

LAND DESCRIPTION

TOTAL OB/XF 2,936

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