LOT 26
JOHNSON LAKE EST #2 PB 5/168

75427 JOHNSON LAKE TRUST
3225 MCLEOD DRIVE STE 777
LAS VEGAS, NV 89121

2026

18-2N-27-4316-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	77,000
SOH/AGL Deduction	3,300
ASSESSED VALUE	73,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,700
TOTAL JUST VALUE	77,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971922	MH MOVE-ON	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/1274	7/01/2022	WD	U	I	11	100
GRANTOR: MOHLER JEFFREY L & CA						
GRANTEE: 75427 JOHNSON LAKE						
1400/1861	4/03/2006	WD	Q	I	05	85,000
GRANTOR: CHAE PROPERTIES LLC						
GRANTEE: MOHLER JEFFREY L &						

75427 JOHNSON LAKE RD, YULEE

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

BUILDING NOTES

BUILDING DIMENSIONS

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0	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 04/15/2026 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS