LOT 29
JOHNSON LAKE EST #2 PB 5/168

HOUSTON JOANNA BEVVERLY
2 BIXBY HILL RD
ESSEX, VT 05452

2026

18-2N-27-4316-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

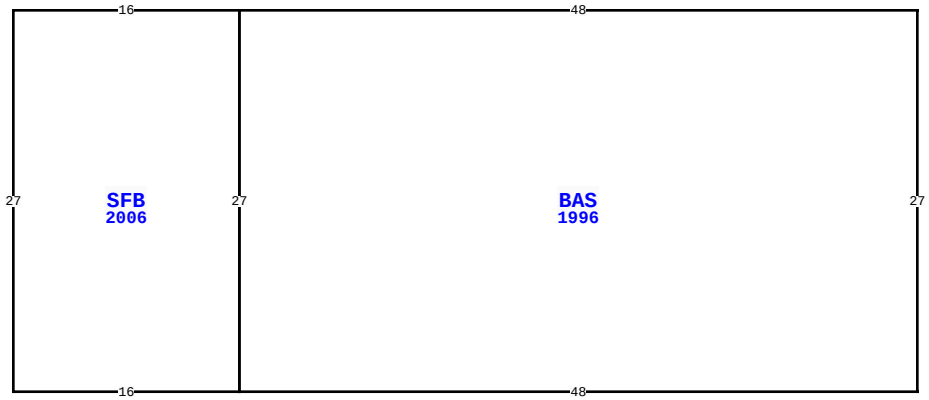
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,296	100	1996	1,296	54,681
SFB	432	80	2006	346	14,598
TOTALS	1,728			1,642	69,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,642	117.2000	105.48	173,198	1996	1999	0	0	0	60.00	40.00

1 M/H 94+ 0% - 2025 Heated Area: 1642 HX Base Yr



75026 SEMPER FI DR, 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	69,279
TOTAL MARKET OB/XF VALUE	1,001
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	135,280
SOH/AGL Deduction	0
ASSESSED VALUE	135,280
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,280
TOTAL JUST VALUE	135,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20911	ADDITION	4,494	01/01/2008
961585	MH MOVE-ON	0	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2852/16	3/04/2026	FJ	U	I	11	0
GRANTOR: JOHNSON WARREN JR EST						
GRANTEE: HOUSTON JOANNA BEVV						
1924/1033	6/23/2014	WD	Q	I	01	60,500
GRANTOR: FISHER CHERI L & TIMO						
GRANTEE: JOHNSON WARREN E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 SFB=[YR=2006] W16 S27 E16 N27 $ S27 E48 N27 $.

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	0	12	12	144.00	SF	10.00	10.00	100	1997	1997	3	20	288	
2	0756	FEP	0	0	8	6	48.00	SF	27.00	27.00	100	2014	2014	3	55	713	

LAND DESCRIPTION

TOTAL OB/XF 1,001

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 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