LOT 31
IN OR 800 PG 413
JOHNSON LAKE EST #2 PB 5/168

WESLEY ALFRED L & MELANIE S
75523 JOHNSON LAKE ROAD EAST
YULEE, FL 32097

2026

18-2N-27-4316-0031-0000

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		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

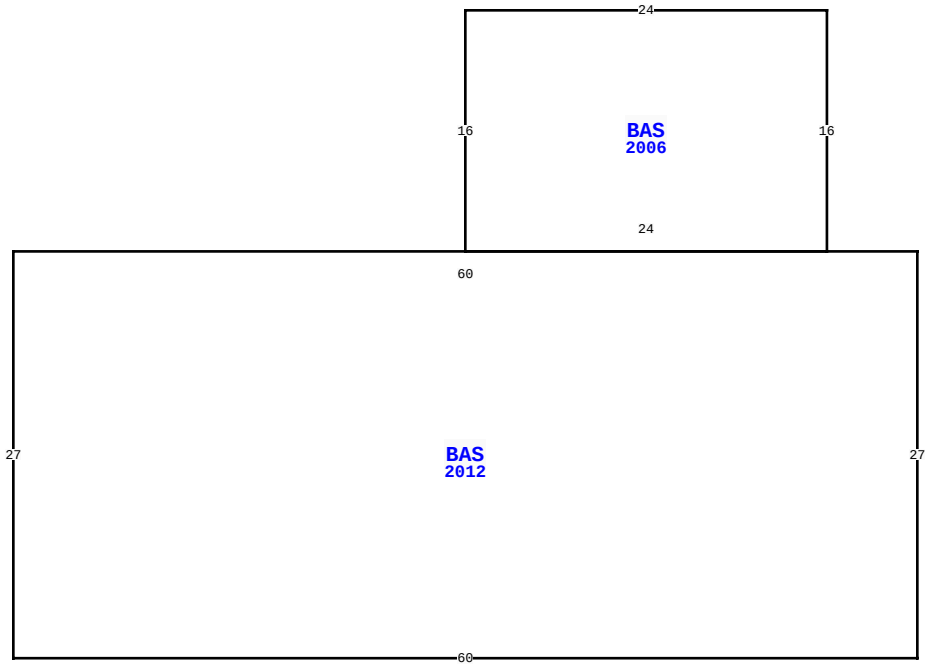
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100	2006	384	12,151
BAS	1,620	100	2012	1,620	51,263
TOTALS	2,004			2,004	63,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,004	117.2000	105.48	211,382	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ 0% - 0 Heated Area: 2004 HX Base Yr



75523 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	63,415
TOTAL MARKET OB/XF VALUE	2,528
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	130,943
SOH/AGL Deduction	0
ASSESSED VALUE	130,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,943
TOTAL JUST VALUE	130,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971885	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0800/0413	7/17/1997	WD	Q	V		26,400
GRANTOR: ZELL DONALD D						
GRANTEE: WESLEY ALFRED & MEL						
0800/0411	7/17/1997	WD	Q	V	01	100
GRANTOR: ZELL MARGARET						
GRANTEE: ZELL DONALD						

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
3	1242	WD DECK A	0	0	16	20	320.00	SF	10.00	10.00	100	1997	1997	3	20	640	
4	0940	SHEDS/PORT	0	0	11	26	286.00	SF	30.00	30.00	100	2006	2006	3	22	1,888	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=0,0] W60 S27 E60 N27 $
BAS=[YR=2006;ORIG=-6,-16] W24 S16 E24 N16 $
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LAND DESCRIPTION

TOTAL OB/XF 2,528

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