

JOHNSON RANDY & SHAREN
547 OLD MULE TRAIL
GARRETT, PA 15542

43-2N-27-4622-0008-0090

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

17 CB STUCCO 60
12 CEDAR 40
02 SHED 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 90
13 LVT/LAMNT 10
01 NONE 100
03 FORCED AIR 100
2 100
1 100
02 WOOD FRAME 100
1. 1. 100
0 100
04 DIST 01 100
00 NONE 100
03 Quality Level 03
0100 SINGLE FAMILY
MKT AREA 04
4048.00
AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS1,00810019931,00887,738
FEP24080201219216,712
FOP64302012191,654
FUS128100200312811,141
TOTALS1,4401,347117,246

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,347101.7120106.80143,8601988198800018.5081.50

1 SINGLE FAM 0% - 0Heated Area: 1136HX Base Yr

FOP2012

BAS1993

FEP2012

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE117,246
TOTAL MARKET OB/XF VALUE19,992
TOTAL LAND VALUE - MARKET180,000
TOTAL MARKET VALUE317,238
SOH/AGL Deduction31,355
ASSESSED VALUE285,883
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE285,883
TOTAL JUST VALUE317,238
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE307,075

PERMIT NUMDESCRIPTIONAMTISSUED

R1313485ROOF5,60005/01/2013
B25785XF0B9,46603/01/2012
7771GARAGE14,28001/14/1992
4067N/A2,00005/05/1987
3152NEW CONSTR25,81701/01/1986

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCD SALE PRICE

1135/10255/07/2003WDUUI65,000

GRANTOR: REED STEVEN W & MELIS
GRANTEE: JOHNSON RANDY & SHA
0815/177512/09/1997WDUQI65,000
GRANTOR: POCOCK BRYAN D & ROBI
GRANTEE: REED STEVEN W & MEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W 36 S20FOP=[YR=2012] W8 S8 E8 N8 \$ S8
E8FEP=[YR=2012] S12 E20 N12 W20 \$ E28N28\$ PTR=E15 FUS2003 =
E8 S16 W8 N16 \$ W15 \$.

EXTRA FEATURES

85519 PHILLIPS RD, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/11/2026MLU

LAND DESCRIPTION

TOTAL OB/XF19,992

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNITYPDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES00006OR0.000.002.00LT1.001.001.0090,000.0090,000.00180,000

REVIEW DATE01/01/2023BYCD

Total Acres: 0.00Total Land Value: 180,000Market: 0Agricultural: 0Common: 180,000PRINTED 07/09/2026 BY SYS