LOT 38
WILSON NECK HILLS PB 4/62

ADAMS KIMBERLY M
85027 LANA ROAD
YULEE, FL 32097

2023

43-2N-27-4642-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

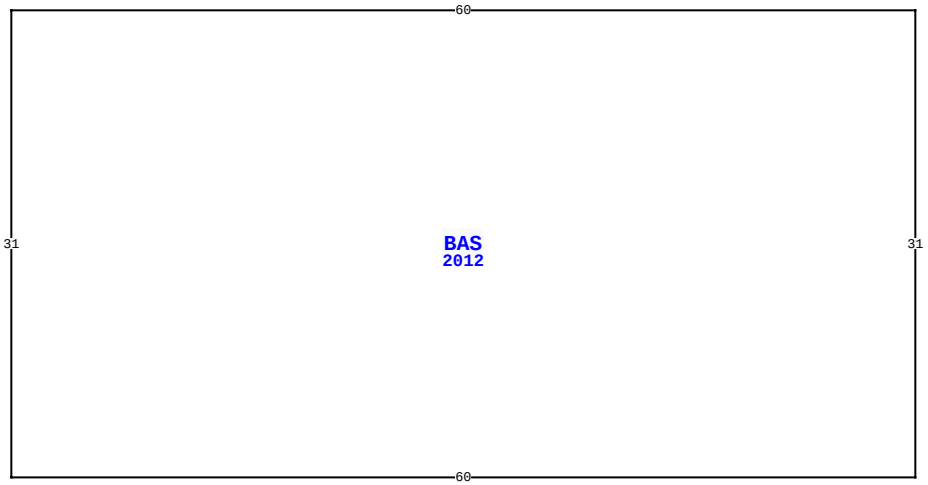
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	109,868
TOTALS	1,860		1,860	109,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	117.2000	82.04	152,594	2012	2012	0	0	0	28.00	72.00

2 M/H 94+ – 100% - 2013 Heated Area: 1860 HX Base Yr 2013



85027 LANA RD, YULEE

BLD DATE	12/03/2012 KKDJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		109,868
TOTAL MARKET OB/XF VALUE		7,041
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		196,909
SOH/AGL Deduction		88,099
ASSESSED VALUE		108,810
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,810
TOTAL JUST VALUE		196,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5424	CO ISSUED	0	08/22/2012
E25237	ELEC OTHER	0	07/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/0275	5/23/2022	QC	U	I	11	100
GRANTOR: ADAMS KIMBERLY M & JE						
GRANTEE: ADAMS KIMBERLY M						
1781/0312	2/28/2012	WD	Q	I	01	28,600
GRANTOR: BEVERLY VIRGINIA D						
GRANTEE: ADAMS KIMBERLY M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W60 S31 E60 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	0351	CARPORT MT	0	100	18	19	342.00	SF	10.00	10.00	100	2006	2006	3	31	1,060	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2010	2010	3	50	4,320	
4	0681	POLE SHED	0	100	12	13	156.00	SF	15.00	15.00	100	2012	2012	3	71	1,661	

LAND DESCRIPTION

TOTAL OB/XF 7,041

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 07/12/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS