

TRACT 22
IN OR 2634/1843
WILSON NECK HILLS 2 UNR

TOMLIN RICHARD & ELIZABETH
85048 LANA RD
YULEE, FL 32097

2023

43-2N-27-4643-0022-0000



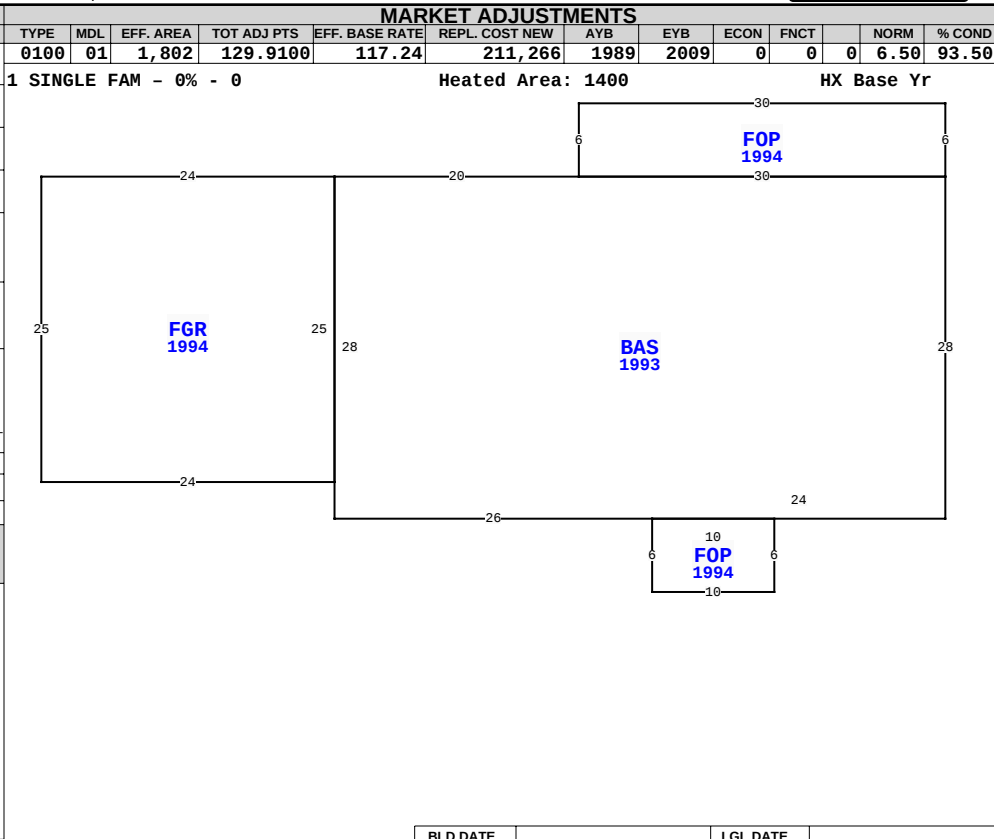
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	153,467
FGR	600	55	330	36,174
FOP	60	30	18	1,973
FOP	180	30	54	5,919
TOTALS	2,240		1,802	197,534

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0810	CONCRETE A	0	0	0	114.00	SF	6.50	6.50	100	1989
4	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		OR	0.00	0.00	1.00	LT	



85048 LANA RD, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
2,821											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		206,782	
TOTAL MARKET OB/XF VALUE		2,821	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		289,603	
SOH/AGL Deduction		32,898	
ASSESSED VALUE		256,705	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		256,705	
TOTAL JUST VALUE		289,603	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		233,368	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01331	ADDITION	12,540	09/01/1994
3233	NEW CONSTR	0	10/07/1988
2753	H/AC	3,412	10/06/1988
5148	NEW CONSTR	41,653	09/06/1988
5338	NEW CONSTR	1,500	09/06/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2634/1843	4/27/2023	WD	Q	I	01	349,300	
GRANTOR: CHRISTIE MICHAEL J &							
GRANTEE: TOMLIN RICHARD & EL							
2521/1821	12/08/2021	WD	Q	I	01	288,000	
GRANTOR: PUGH JASON E							
GRANTEE: CHRISTIE MICHAEL J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1994] W30 S6 BAS=[YR=1993] W20 FGR=[YR=1994] W24 S25 E24 N25\$ S28 E26 FOP=[YR=1994] S6E10 N6 W10\$ E24 N28 W30\$ E30 N6\$.											

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