

TRACT 23
IN OR 455 PG 535
ESMT IN OR 459/719

MORGAN DANIEL H & CLAUDIA F
85076 LANA RD
YULEE, FL 32097

2023

43-2N-27-4643-0023-0000



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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

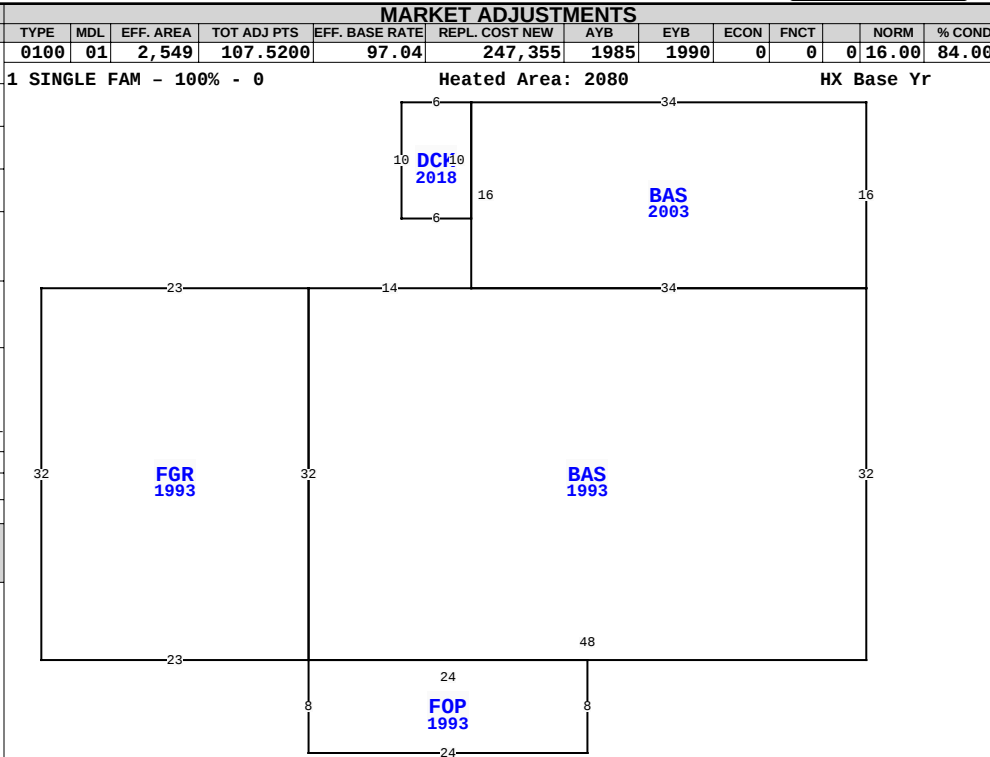
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	1,536	125,205
BAS	544	100	544	44,344
DCK	60	10	6	489
FGR	736	55	405	33,013
FOP	192	30	58	4,728

TOTALS	3,068		2,549	207,778
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	33	23	759.00	SF	6.50	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	0812	CONCRETE C	0 100	0	0	1,340.00	SF	4.00	
4	0811	CONCRETE B	0 100	0	0	630.00	SF	5.20	
5	0350	CARPORT WD	0 100	28	24	672.00	SF	13.00	
6	0510	GARAGE WD-	0 100	10	30	300.00	SF	35.00	
7	0351	CARPORT MT	0 100	40	30	1,200.00	SF	25.00	
8	0510	GARAGE WD-	0 100	40	28	1,120.00	SF	35.00	
9	0940	SHEDS/PORT	0 100	10	14	14.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		OR	0.00	0.00	1.00



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

85076 LANA RD, YULEE

L N	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	0810	CONCRETE A	0 100	33	23	759.00	SF	6.50	6.50	100	1985	1985	3	49.5	2,442	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
3	0812	CONCRETE C	0 100	0	0	1,340.00	SF	4.00	4.00	100	1990	1990	3	62	3,323	
4	0811	CONCRETE B	0 100	0	0	630.00	SF	5.20	5.20	100	2003	2003	3	84	2,752	
5	0350	CARPORT WD	0 100	28	24	672.00	SF	13.00	13.00	100	2003	2003	3	22	1,922	
6	0510	GARAGE WD-	0 100	10	30	300.00	SF	35.00	35.00	100	2012	2012	3	71	7,455	
7	0351	CARPORT MT	0 100	40	30	1,200.00	SF	25.00	25.00	100	2012	2012	3	60	18,000	
8	0510	GARAGE WD-	0 100	40	28	1,120.00	SF	35.00	35.00	100	2017	2017	3	87	34,104	
9	0940	SHEDS/PORT	0 100	10	14	14.00	SF	30.00	30.00	100	2018	2018	3	86	361	

TOTAL OB/XF										72,459						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE						207,778
TOTAL MARKET OB/XF VALUE						72,459
TOTAL LAND VALUE - MARKET						80,000
TOTAL MARKET VALUE						360,237
SOH/AGL Deduction						173,873
ASSESSED VALUE						186,364
TOTAL EXEMPTION VALUE			HX HB			50,000
BASE TAXABLE VALUE						136,364
TOTAL JUST VALUE						360,237
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						260,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011009	ADDITION	34,287	12/11/2017
B26076	ADDITION	28,397	05/01/2012
M037561	H/AC	450	10/01/2003
B0311201	NEW CONSTR	24,864	05/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0456/0631	6/01/1985	WD	Q	V		6,500	
GRANTOR:							
GRANTEE:							
0455/0535	5/01/1985	WD	Q	V		9,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=2003] W34 DCK=[YR=2018] W6 S10 E6 N10\$ S16 BAS=[YR=1993] W14 FGR=[YR=1993] W23 S32 E23 N32\$ S32 FOP=[YR=1993] S8 E24 N8 W24\$ E48 N32W34\$ E34 N16\$.							