

TRACT 24
IN OR 2518/666
WILSON NECK HILLS 2 UNR

SHUMWAY JERIN & ERIN
85106 LANA RD
YULEE, FL 32097

2023

43-2N-27-4643-0024-0000



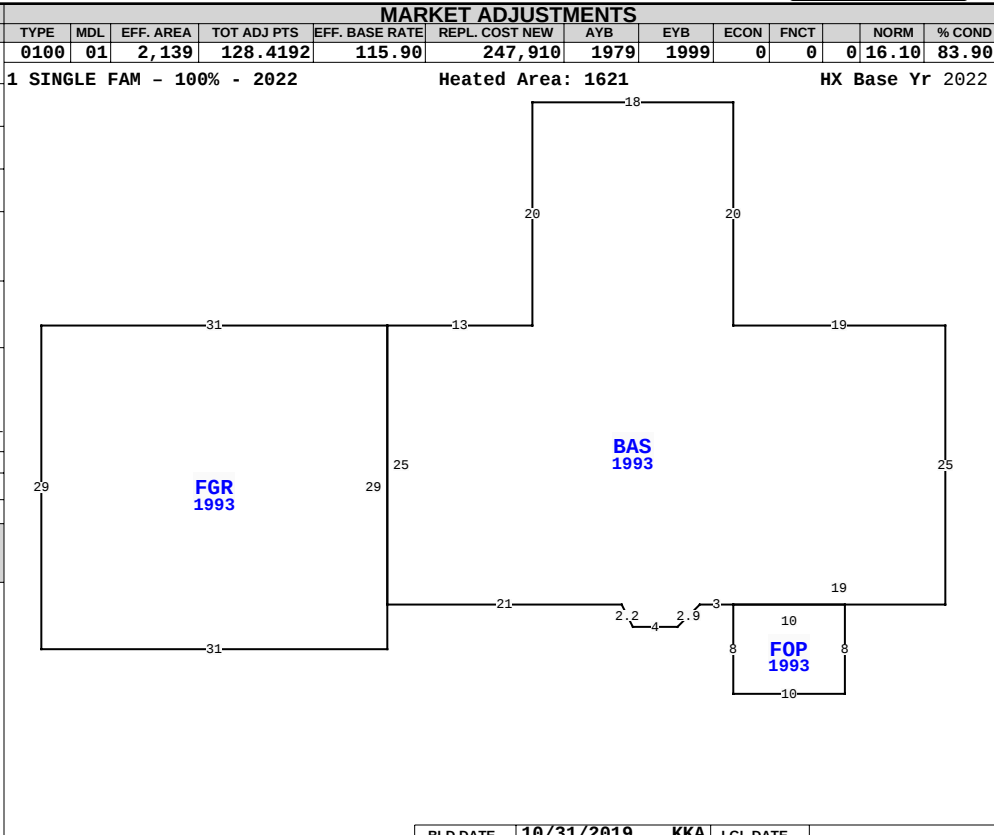
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	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	04	Quality Level 04
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	1,621	100	1,621	157,626
FGR	899	55	494	48,037
FOP	80	30	24	2,334
TOTALS	2,600		2,139	207,996

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	12	12	144.00	SF	6.50	6.50	100	1980
2	0810	CONCRETE A	0 100	23	2	46.00	SF	6.50	6.50	100	1980
3	0810	CONCRETE A	0 100	6	11	66.00	SF	6.50	6.50	100	1980
4	0810	CONCRETE A	0 100	11	14	154.00	SF	6.50	6.50	100	1980
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1979
6	0812	CONCRETE C	0 100	0	0	1,622.00	SF	4.00	4.00	100	2000

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	100		OR	0.00	0.00	1.00	LT	



85106 LANA RD, YULEE	BLD DATE	10/31/2019	KKA	LGL DATE	
	XF DATE	10/31/2019	KKA	LAND DATE	10/31/2019
	INC DATE			AG DATE	

TOTAL OB/XF											
7,751											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		207,996	
TOTAL MARKET OB/XF VALUE		7,751	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		295,747	
SOH/AGL Deduction		49,965	
ASSESSED VALUE		245,782	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		195,782	
TOTAL JUST VALUE		295,747	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,623	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4493	NEW CONSTR	16,830	11/12/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/0666	11/18/2021	WD	Q	I	01	318,000
GRANTOR: JOHNSON WRISLEY DALE						
GRANTEE: SHUMWAY JERIN & ERI						
1783/0081	3/01/2012	WD	U	I	38	75,000
GRANTOR: LOVE JESSICA M ET AL						
GRANTEE: JOHNSON WRISLEY DAL						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W19 N20 W18 S20 W13 FGR=[YR=1993] W31 S29 E31 N29 \$ S25 E21 R1 D2 E4 U2 R2 E3 FOP=[YR=1993] S8 E10 N8 W10 \$ E19 N25 \$.											