

TRACT 27
IN OR 2497/1043
R235895 & R235894

KLIMANEK MIROSLAV & LINDA
85184 LANA RD
YULEE, FL 32097

2023

43-2N-27-4643-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

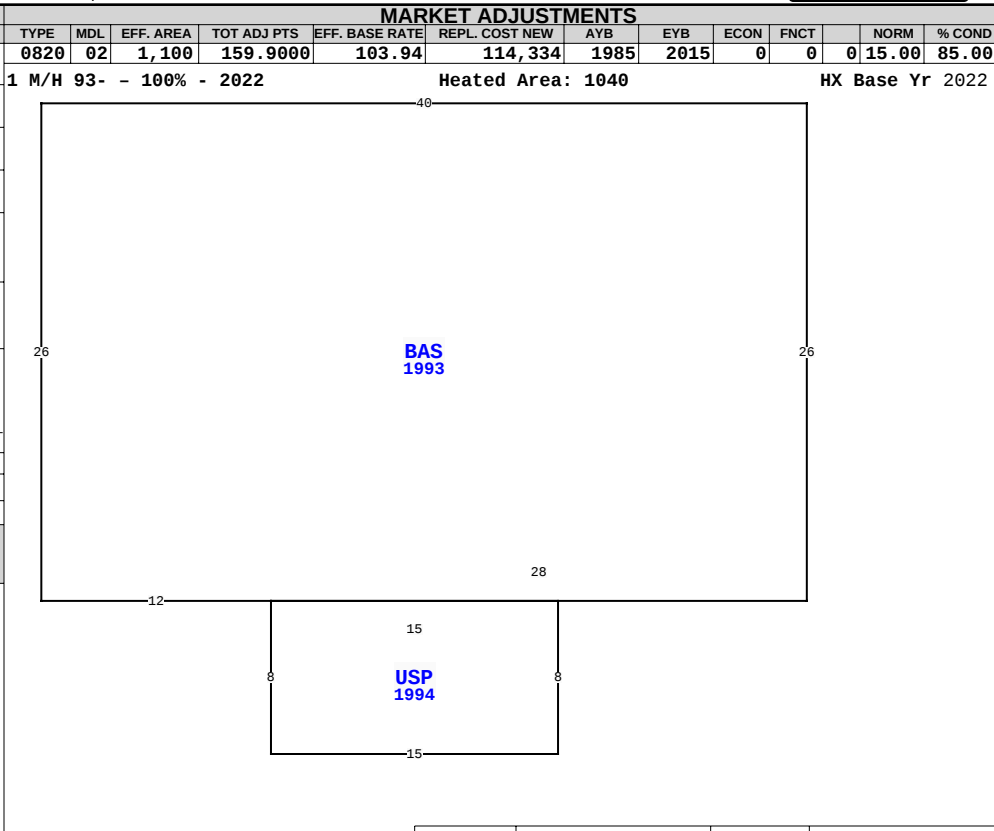
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	91,883
USP	120	50	60	5,301
TOTALS	1,160		1,100	97,184

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0940	SHEDS/PORT	0 100	12	25	300.00	SF	20.10	20.10	100	1993	1993	3	20	1,206	
3	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	1999	1999	3	20	720	
4	0803	ASPHALT C	0 100	0	0	1,200.00	SF	2.00	2.00	100	1999	1999	3	50	1,200	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000102	C

REVIEW DATE	07/13/2017	BY	SBX
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85184 LANA RD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF																3,126
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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00

TOTAL OB/XF																3,126
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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00

Total Acres: 0.00	Total Land Value: 80,000	Market: 0	Agricultural: 0	Common: 80,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		97,184
TOTAL MARKET OB/XF VALUE		3,126
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		180,310
SOH/AGL Deduction		38,578
ASSESSED VALUE		141,732
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,732
TOTAL JUST VALUE		180,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01831	REMODEL	2,448	04/01/1995

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/1043	9/10/2021	WD	Q	I	01	180,000

SALES DATA						
GRANTOR: WEISS ALICE & THERESA						
GRANTEE: KLIMANEK MIROSLAV &						
2201/0603	4/27/2018	WD	Q	I	01	99,000
GRANTOR: SHARP THOMAS A & VIVI						
GRANTEE: WEISS ALICE & THERE						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=1993] W40 S26 E12 USP=[YR=1994] S8 E15 N8 W15 \$ E28 N26 \$.						