TRACT 28
IN OR 2363/1523
WILSON NECK HILLS 2 UNR

MORGAN PAUL E & DOROTHY H L/E/
85220 LANA ROAD
YULEE, FL 32097

**2023**

**43-2N-27-4643-0028-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 07 | GAMBREL 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 | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

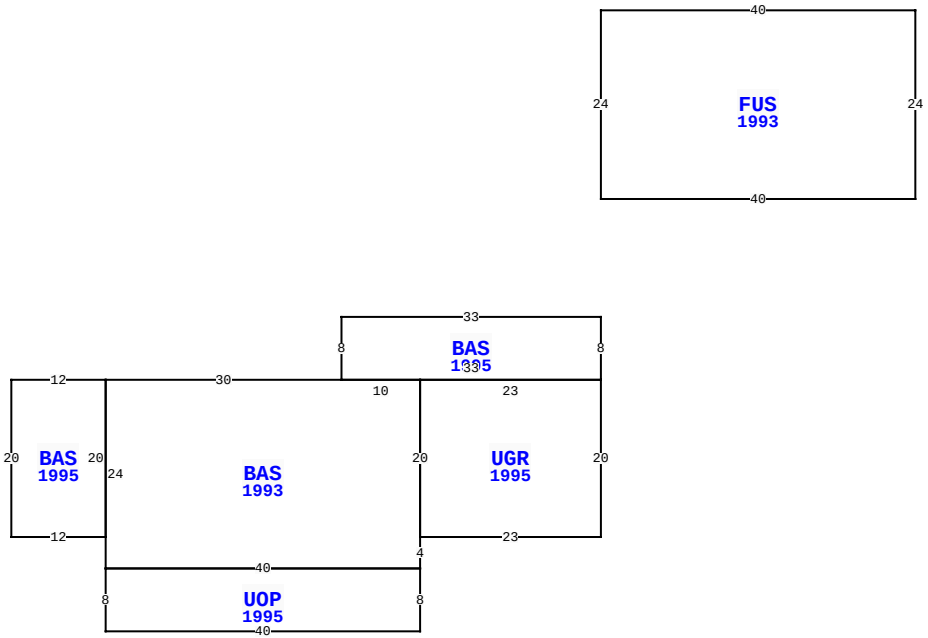
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 960 | 100 | 960 | 77,716 |
| BAS | 240 | 100 | 240 | 19,429 |
| BAS | 264 | 100 | 264 | 21,372 |
| FUS | 960 | 100 | 960 | 77,716 |
| UGR | 460 | 45 | 207 | 16,758 |
| UOP | 320 | 20 | 64 | 5,181 |
| TOTALS | 3,204 | | 2,695 | 218,172 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,695 | 104.0000 | 93.86 | 252,953 | 1989 | 1994 | 0 | 0 | 0 | 13.75 | 86.25 |

1 SINGLE FAM – 100% - 0 Heated Area: 2424 HX Base Yr




85220 LANA RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 218,172 |
| TOTAL MARKET OB/XF VALUE | | 402 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 298,574 |
| SOH/AGL Deduction | | 146,175 |
| ASSESSED VALUE | | 152,399 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 102,399 |
| TOTAL JUST VALUE | | 298,574 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 242,464 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 95-01757 | ADDITION | 25,780 | 03/01/1995 |
| 5480 | NEW CONSTR | 45,428 | 01/30/1989 |
| 5677 | NEW CONSTR | 1,883 | 01/30/1989 |
| 2897 | H/AC | 1,889 | 01/30/1989 |
| 3376 | NEW CONSTR | 0 | 01/30/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2363/1523 | 5/27/2020 | LE | U | I | 11 | 100 |
| GRANTOR: MORGAN PAUL E & DOROT | | | | | | |
| GRANTEE: RYAN DEVANE | | | | | | |
| 0680/1294 | 5/12/1993 | QC | U | I | 01 | 100 |
| GRANTOR: MORGAN PAUL E | | | | | | |
| GRANTEE: MORGAN PAUL E & D H | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1995] W33 S8 BAS=[YR=1993] W30 BAS=[YR=1995] W12 S20
E12 N20$ S24 UOP=[YR=1995] S8 E40 N8 W40$ E40 N4
UGR=[YR=1995] E23 N20 W23 S20$ N20 W10$ E33 N8$ PTR=N15
FUS=[YR=1993] E40 N24 W40 S24$ S15$.

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 10 | 100.00 | SF | 20.10 | 20.10 | 100 | 1989 | 1989 | 3 | 20 | 402 | |

## LAND DESCRIPTION

TOTAL OB/XF 402

| 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 | 000100 | C | SFR | 100 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |

REVIEW DATE 07/13/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS