TRACT 29 IN OR 526/977
2009 JACO DW/MH
WILSON NECK HILLS 2 UNR

CRUM ROBERT L & SONJA DELOACH
85278 LANA ROAD
YULEE, FL 32097

2023

43-2N-27-4643-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Quality	03	Quality Level 03

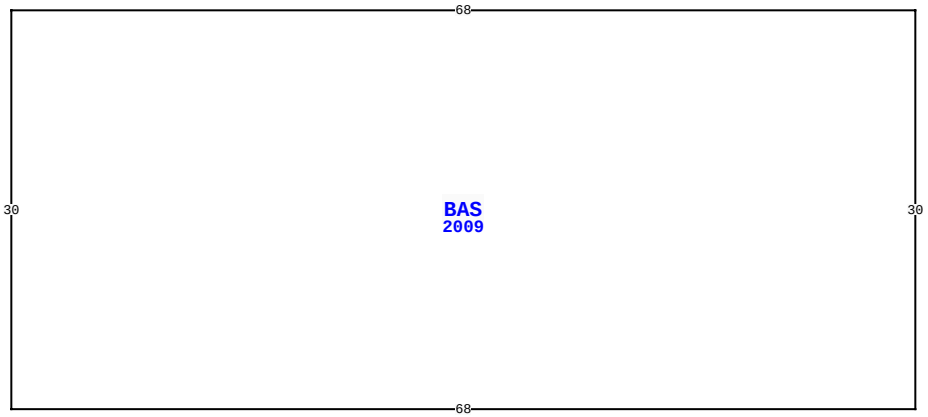
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2,040	110,081
TOTALS	2,040		2,040	110,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,040	116.8000	81.76	166,790	2009	2009	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 1993 Heated Area: 2040 HX Base Yr 1993



85278 LANA RD, YULEE

BLD DATE	05/28/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		110,081
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		190,081
SOH/AGL Deduction		86,674
ASSESSED VALUE		103,407
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		53,407
TOTAL JUST VALUE		190,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C095206	CO ISSUED	0	10/05/2009
E21966	ELEC OTHER	0	07/01/2009
M14705	MECH OTHER	0	07/01/2009
P13857	OTHER	0	07/01/2009
93-0170	ADDITION	4,000	04/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0526/0977	9/18/1987	WD	Q	V		9,500

GRANTOR: PHILIPS ELISE ET AL
GRANTEE: CRUM & DELOACH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W68 S30 E68 N30 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/02/2021 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS