

TRACT 30
IN OR 703/102
(EX OR 2183/658)

MULLIN HENRY J SR & CLARA L
85344 LANA ROAD
YULEE, FL 32097

2023

43-2N-27-4643-0030-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	05	AVERAGE 100	0800	02	1,620	117.2000	82.04	132,905	2000	2000	0	0	0	52.00	48.00	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2001													Heated Area: 1620													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2001													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	08	SHT VINYL 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
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	1,620	100	1,620	63,794																									
TOTALS			1,620	1,620	63,794																								
EXTRA FEATURES			85344 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	0940	SHEDS/PORT	0 100	20	16	320.00	SF	30.00	30.00	100	1990	1990	3	20	1,920														
2	0810	CONCRETE A	0 100	0	0	600.00	SF	6.50	6.50	100	2000	2000	3	80	3,120														
3	0751	UOP	0 100	16	10	160.00	SF	10.00	10.00	100	2001	2001	3	30	480														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		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																													