TRACT 31 & PT TRACT 30
IN OR 2183/660
WILSON NECK HILLS 2 UNR

SMITH MICHELLE LEE
85352 LANA RD
YULEE, FL 32097

2023

43-2N-27-4643-0031-0000

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	05	DRYWALL 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

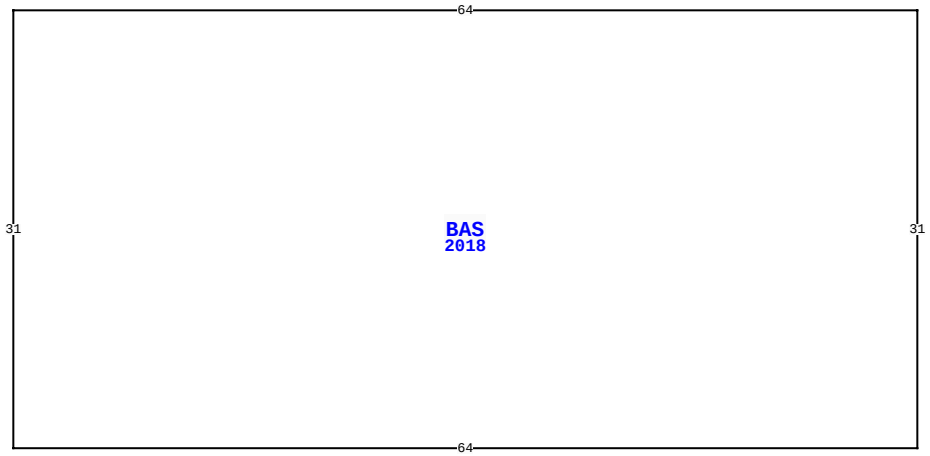
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	143,094
TOTALS	1,984		1,984	143,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,984	116.8000	75.92	150,625	2018	2018	0	0	0	5.00	95.00

1 MH 94NO RP – 0% - 2021 Heated Area: 1984 HX Base Yr 2021



85352 LANA RD, YULEE

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		143,094
TOTAL MARKET OB/XF VALUE		4,221
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		227,315
SOH/AGL Deduction		55,525
ASSESSED VALUE		171,790
TOTAL EXEMPTION VALUE	HX HB	35,525
BASE TAXABLE VALUE		136,265
TOTAL JUST VALUE		227,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007891	CO ISSUED	0	08/02/2018
18005619	MH MOVE-ON	0	06/04/2018
94-540	MH MOVE-ON	27,000	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2336/1265	1/07/2020	WD	U	I	11	100
GRANTOR: SMITH MICHELLE L F/K/						
GRANTEE: SMITH MICHELLE L						
2183/0660	3/09/2018	WD	U	I	11	100
GRANTOR: SMITH MICHELLE MULLIN						
GRANTEE: SMITH MICHELLE LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W64 S31 E64 N31$.

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
1	0811	CONCRETE B	0	100	0	0	820.00	SF	5.20	5.20	100	2020	2020	3	99	4,221	

LAND DESCRIPTION

TOTAL OB/XF 4,221

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	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 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