

TRACT 32
IN OR 2357/1484
WILSON NECK HILLS 2 UNR

FAN TED
85370 LANA ROAD
YULEE, FL 32097

2023

43-2N-27-4643-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

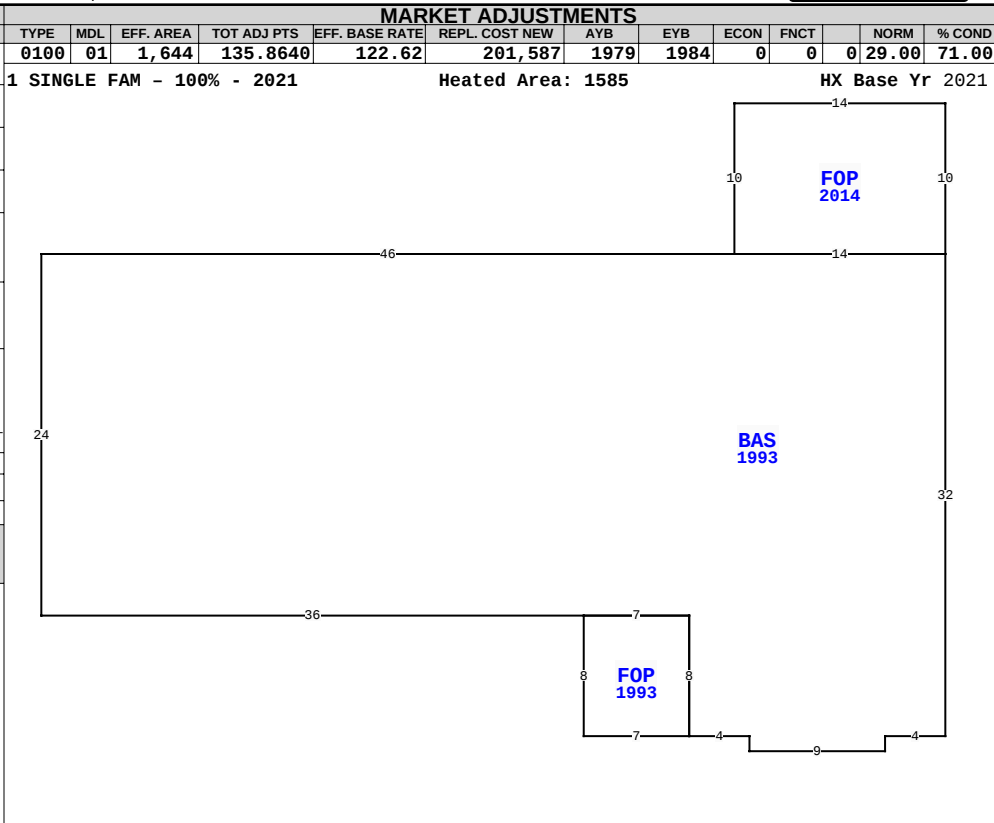
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,585	100	1,585	137,991
FOP	56	30	17	1,480
FOP	140	30	42	3,657

TOTALS	1,781		1,644	143,127
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
2	0511	GARAGE CB-	0 100	29	40	1,160.00	SF	24.00	24.00	100	1979
3	0810	CONCRETE A	0 100	8	8	64.00	SF	6.50	6.50	100	1979
4	0810	CONCRETE A	0 100	12	10	120.00	SF	6.50	6.50	100	1979
5	1242	WD DECK A	0 100	0	0	141.00	SF	10.00	10.00	100	2011

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	1.00

REVIEW DATE 10/30/2019 BY KKA



BLD DATE	10/30/2019	KKA	LGL DATE	
XF DATE	10/30/2019	KKA	LAND DATE	10/30/2019
INC DATE			AG DATE	

TOTAL OB/XF											
11,928											

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11,928											

Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	143,127		
TOTAL MARKET OB/XF VALUE	11,928		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	235,055		
SOH/AGL Deduction	67,120		
ASSESSED VALUE	167,935		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	117,935		
TOTAL JUST VALUE	235,055		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	186,081		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-0207	REPAIR/RRF	1,900	07/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2357/1484	4/27/2020	WD	Q	I	01
GRANTOR: PARKER SHARON J					SALE PRICE
GRANTEE: FAN TED					210,000
2357/1483	12/05/2018	QC	U	I	11
GRANTOR: PARKER LYNN ALLEN					100
GRANTEE: PARKER SHARON JOHNS					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2014] W14 S10 BAS=[YR=1993] W46 S24 E36											
FOP=[YR=1993] S8 E7 N8 W7\$ E7 S8 E4 S1 E9 N1 E4 N32 W14 \$											
E14 N10 \$.											