

TRACT 41 2004 PALH DW/MH  
IN OR 2326/1288  
WILSON NECK HILLS 2 UNR

WREN JOHN R & SHARYN  
85620 LANA RD  
YULEE, FL 32097

2023

43-2N-27-4643-0041-0000



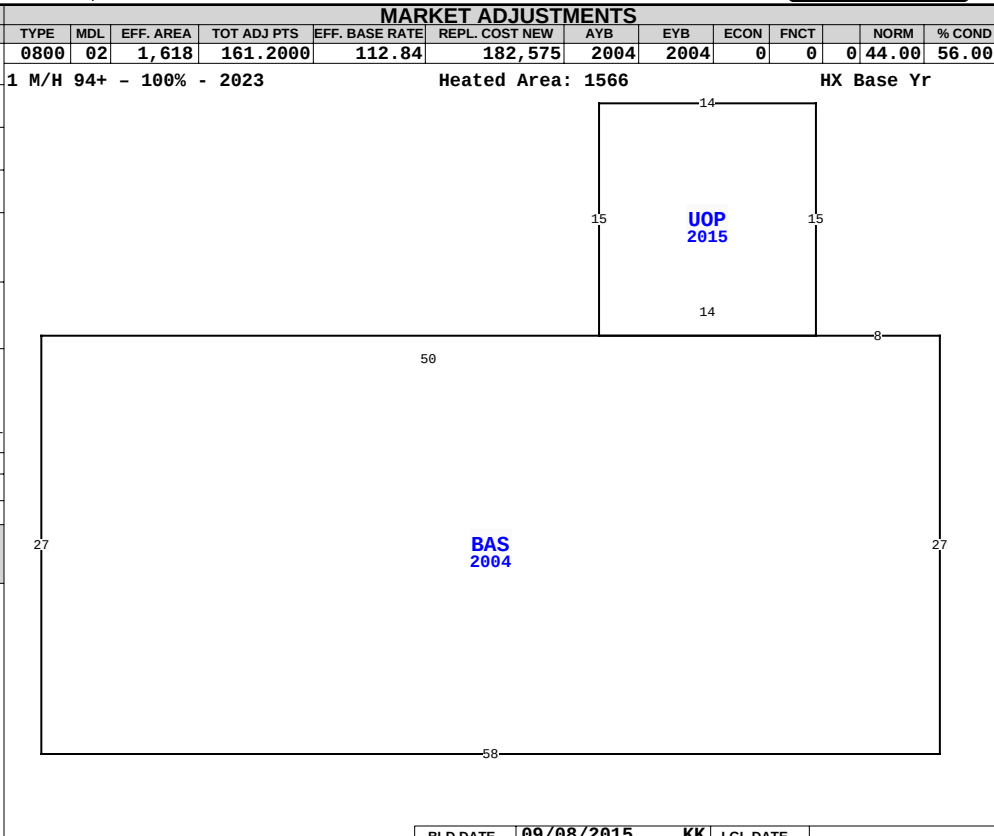
| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 30 VINYL 100      |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 11 CLAY TILE 100  |
| 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          | 06      | Quality Level 06 |    |
| 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       | 1,566            | 100         | 1,566        | 98,956               |
| UOP       | 210              | 25          | 52           | 3,286                |
| TOTALS    | 1,776            |             | 1,618        | 102,242              |

|                |             |             |         |        |          |  |
|----------------|-------------|-------------|---------|--------|----------|--|
| TOTALS         |             | 1, 776      |         | 1, 618 | 102, 242 |  |
| EXTRA FEATURES |             |             |         |        |          |  |
| L N            | OB/ XF CODE | DESCRIPTION | BLD CAP | L      | W        |  |
| 6              | 0500        | FP- PRE FAB | 0 100   | 0      | 0        |  |
| 7              | 1241        | WD DECK G   | 0 100   | 10     | 12       |  |
| 8              | 0810        | CONCRETE A  | 0 100   | 10     | 3        |  |
| 9              | 0810        | CONCRETE A  | 0 100   | 6      | 4        |  |
| 10             | 1241        | WD DECK G   | 0 100   | 9      | 6        |  |
| 11             | 0351        | CARPORT MT  | 0 100   | 24     | 20       |  |
|                |             |             |         |        |          |  |
|                |             |             |         |        |          |  |
|                |             |             |         |        |          |  |
|                |             |             |         |        |          |  |

| 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                | 000102   | C   | SFR/MH               | 100 | 0006 | OR       | 0.00  | 0.00  | 1.00        | LT        |     |



|                      |            |    |           |  |
|----------------------|------------|----|-----------|--|
| BLD DATE             | 09/08/2015 | KK | LGL DATE  |  |
| XF DATE              |            |    | LAND DATE |  |
| INC DATE             |            |    | AG DATE   |  |
| 85620 LANA RD, YULEE |            |    |           |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 8,259       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |              | PAGE 1 of 2 | 4       |
|---------------------------|--------------|-------------|---------|
| VALUATION SUMMARY         |              | STANDARD    |         |
| VALUATION BY              | Tax Group: 4 | Tax Dist:   |         |
| BUILDING MARKET VALUE     |              |             | 113,997 |
| TOTAL MARKET OB/XF VALUE  |              |             | 8,259   |
| TOTAL LAND VALUE - MARKET |              |             | 80,000  |
| TOTAL MARKET VALUE        |              |             | 202,256 |
| SOH/AGL Deduction         |              |             | 0       |
| ASSESSED VALUE            |              |             | 202,256 |
| TOTAL EXEMPTION VALUE     | 13           |             | 202,256 |
| BASE TAXABLE VALUE        |              |             | 0       |
| TOTAL JUST VALUE          |              |             | 202,256 |
| NCON VALUE                |              |             | 11,755  |
| INCOME VALUE              |              |             |         |
| PREVIOUS YEAR MKT VALUE   |              |             | 146,857 |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B1530785   | CARPORT     | 10,402 | 07/01/2015 |
| B23756     | REMODEL     | 450    | 07/01/2010 |
| B0414154   | GARAGE      | 23,760 | 12/01/2004 |
| MH044295   | MH MOVE-ON  | 0      | 01/30/2004 |
| 7402       | MH MOVE-ON  | 2,000  | 07/29/1988 |

| SALES DATA                    |            |           |     |     |        |            |  |
|-------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number             | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2326/1288                     | 10/28/2019 | QC        | U   | I   | 11     | 100        |  |
| GRANTOR: WREN JOHN R          |            |           |     |     |        |            |  |
| GRANTEE: WREN JOHN R & SHARY  |            |           |     |     |        |            |  |
| 2015/0430                     | 11/19/2015 | QC        | U   | I   | 11     | 100        |  |
| GRANTOR: WREN JOHN R & MARY E |            |           |     |     |        |            |  |
| GRANTEE: WREN JOHN R & MARY   |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                 |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2004] W8 UOP=[YR=2015] N15 W14 S15 E14\$ W50 S27 E58 N27\$. |  |  |  |  |  |  |  |  |  |  |  |

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| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 25               | MOD METAL 100    |
| Roof Structur            | 10               | STEEL FRME 100   |
| Roof Cover               | 12               | MODULAR MT 100   |
| Interior Wall            | 07               | NONE 100         |
| Interior Floo            | 03               | CONC FINSH 100   |
| Air Condition            | 01               | NONE 100         |
| Heating Type             | 01               | NONE 100         |
| Bedrooms                 | 0                | 100              |
| Bathrooms                | 0                | 100              |
| Frame                    | 05               | STEEL 100        |
| Stories                  | 1.               | 1. 100           |
| Units                    | 0                | 100              |
| Occupancy                | 00               | NONE 100         |
|                          |                  |                  |
|                          |                  |                  |
| Quality                  | 05               | Quality Level 05 |
| DOR CODE                 | 0200 MOBILE HOME |                  |
| MAP NUM                  | MKT AREA 04      |                  |
| NEIGHBORHOOD/LOC         | 4048.00          |                  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 750              | 100              |
| TOTALS                   | 750              | 750              |

| MARKET ADJUSTMENTS                                                                     |     |           |             |                |                |            |      |      |      |           |       |        |  |
|----------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------------|------|------|------|-----------|-------|--------|--|
| TYPE                                                                                   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB        | EYB  | ECON | FNCT |           | NORM  | % COND |  |
| 6500                                                                                   | 01  | 750       | 60.5000     | 21.18          | 15,885         | 2004       | 2004 | 0    | 0    | 0         | 26.00 | 74.00  |  |
| 2 GARAGE RES - 100% - 2023                                                             |     |           |             |                |                |            |      |      |      |           |       |        |  |
| Heated Area: 750                                                                       |     |           |             |                |                |            |      |      |      |           |       |        |  |
| HX Base Yr                                                                             |     |           |             |                |                |            |      |      |      |           |       |        |  |
| <div><div>25</div><div>30</div><div>30</div><div>25</div><div>BAS<br/>2022</div></div> |     |           |             |                |                |            |      |      |      |           |       |        |  |
| BLD DATE                                                                               |     |           |             |                |                | 09/08/2015 |      | KK   |      | LGL DATE  |       |        |  |
| XF DATE                                                                                |     |           |             |                |                |            |      |      |      | LAND DATE |       |        |  |