

TRACT 43
IN OR 2427/1744
WILSON NECK HILLS 2 UNR

WYANT LESLIE M
85676 LANA ROAD
YULEE, FL 32097

2023

43-2N-27-4643-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1,772	182,391
FGR	480	55	264	27,173
FOP	96	30	29	2,985
FOP	108	30	32	3,294

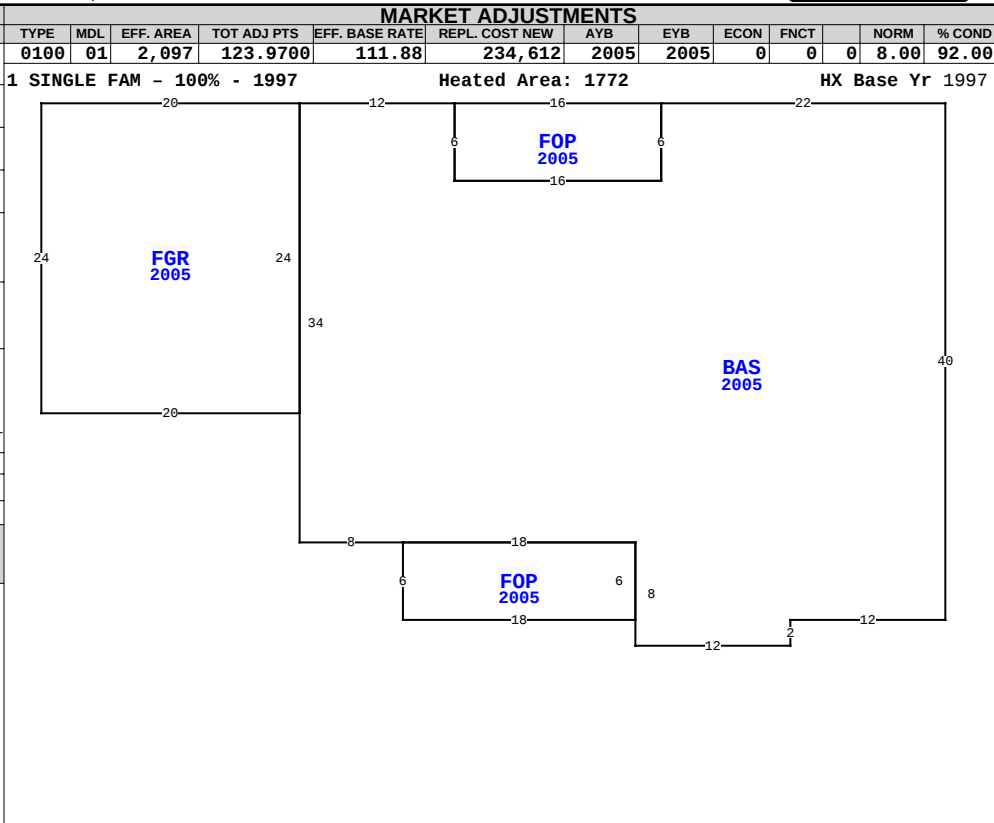
TOTALS	2,456		2,097	215,843
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
5	0510	GARAGE WD-	0	100	24	14	336.00	SF	35.00	35.00	100	1998	1998	3	27	3,175	
6	0811	CONCRETE B	0	100	24	12	288.00	SF	5.20	5.20	100	2005	2005	3	87	1,303	
7	0861	POOL GUNIT	0	100	24	15	360.00	SF	85.00	85.00	100	2010	2010	3	64	19,584	
8	0845	KOOL DECK	0	100	0	0	916.00	SF	7.25	7.25	100	2010	2010	3	92	6,110	
9	0911	SCRN RM A	0	100	44	29	1,276.00	SF	17.50	17.50	100	2010	2010	3	50	11,165	
10	0940	SHEDS/PORT	0	100	24	12	288.00	SF	15.00	15.00	100	2013	2013	3	65	2,808	
11	0477	VF 4 SLAT	0	100	0	0	179.00	LF	14.00	14.00	100	2016	2016	3	92	2,306	
12	0810	CONCRETE A	0	100	50	4	200.00	SF	6.50	6.50	100	2016	2016	3	97	1,261	
13	0351	CARPORT MT	0	100	60	20	1,200.00	SF	10.00	10.00	100	2018	2018	3	86	10,320	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	100	0006



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

85676 LANA RD, YULEE

NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		215,843
TOTAL MARKET OB/XF VALUE		58,032
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		353,875
SOH/AGL Deduction		173,104
ASSESSED VALUE		180,771
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,771
TOTAL JUST VALUE		353,875
NCON VALUE		10,320
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326946	XFOB	0	03/01/2013
B23714	XFOB	23,687	06/01/2010
M0509184	MECH OTHER	0	02/01/2005
B0413588	NEW CONSTR	134,832	09/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2427/1744	1/15/2021	QC	U	I	11	100
GRANTOR: WYANT LARRY E & LESLI						
GRANTEE: WYANT LARRY E & LES						
0759/1126	5/13/1996	WD	U	I	01	36,000
GRANTOR: WYANT LAWRENCE E & LE						
GRANTEE: WYANT LARRY E & LES						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2005] W22 FOP=[YR=2005] W16 S6 E16 N6\$ S6 W16 N6 W12
FGR=[YR=2005] W20 S24 E20 N24\$ S34 E8 FOP=[YR=2005] S6 E18 N6
W18\$ E18 S8 E12 N2 E12 N40\$.