TRACT 45
OR 2601/406
WILSON NECK HILLS 2 UNR

STRAUSSER ROY S L/E/
85153 LANA RD
YULEE, FL 32097

2023

43-2N-27-4643-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

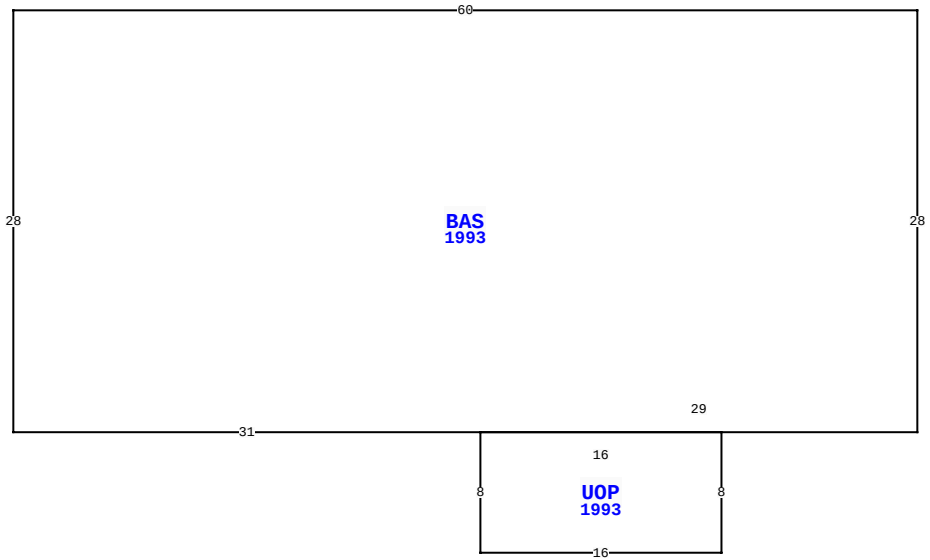
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	36,364
UOP	128	25	32	693
TOTALS	1,808		1,712	37,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,712	111.0000	72.15	123,521	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1680 HX Base Yr



85153 LANA RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		45,316
TOTAL MARKET OB/XF VALUE		9,805
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		135,121
SOH/AGL Deduction		78,341
ASSESSED VALUE		56,780
TOTAL EXEMPTION VALUE	HX HB WR	36,780
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		135,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7601	REMODEL	3,000	10/14/1991
7102	XFOB	13,980	03/20/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2601/0406	11/07/2022	QC	U	I	11	100
GRANTOR: STRAUSSER ROY S						
GRANTEE: MONDS DEBRA & JEAN						
0692/0824	11/17/1993	WD	U	I	10	6,900
GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: STRAUSSER ROY & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E31 UOP=[YR=1993] S8 E16 N8 W16$ E29 N28$.

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
2	0940	SHEDS/PORT	0	100	13	10	130.00	SF	20.10	20.10	100	1990	1990	3	20	523	
3	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	1990	1990	3	20	384	
6	0811	CONCRETE B	0	100	0	0	2,344.00	SF	5.20	5.20	100	1996	1996	3	73	8,898	

LAND DESCRIPTION

TOTAL OB/XF 9,805

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 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

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Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

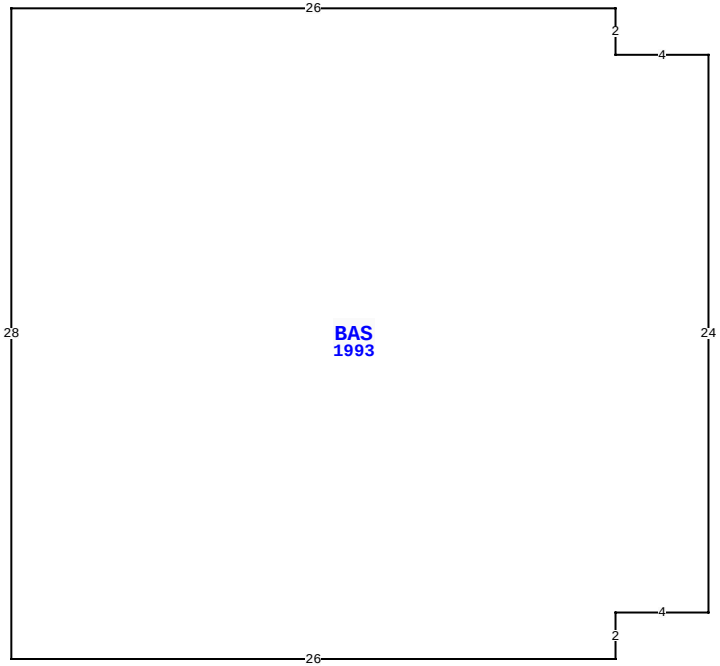
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	824	100	824	8,261
TOTALS	824		824	8,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	824	57.2880	20.05	16,521	1991	1991	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 824 HX Base Yr



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GRANTEE: STRAUSSER ROY & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N2 W26 S28 E26 N2 E4 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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