BLOCK 7 TRACT 2
IN OR 1521/1433
R334205 & R334206

COATES CHARLES B & REBECCA L
85772 LANA ROAD
YULEE, FL 32097

**2023**

**43-2N-27-4647-0007-0020**

## BUILDING CHARACTERISTICS

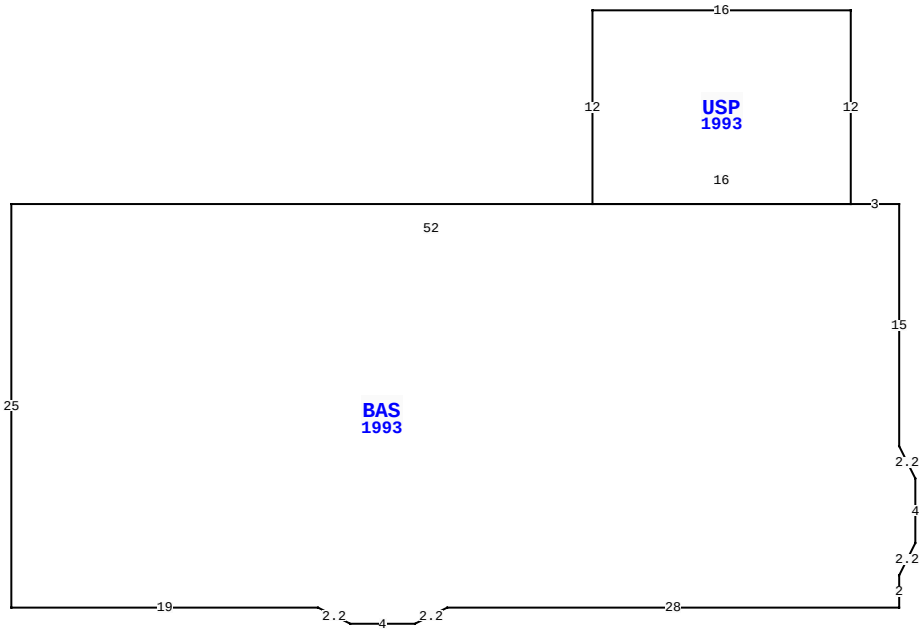
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 04 | PLYWOOD 10 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 14 | CARPET 20 |
| 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 1,387 | 100 | 1,387 | 35,939 |
| USP | 192 | 50 | 96 | 2,488 |
| TOTALS | 1,579 | | 1,483 | 38,426 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,483 | 132.8800 | 86.37 | 128,087 | 1985 | 1985 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2008 Heated Area: 1387 HX Base Yr 2008




85772 LANA RD, YULEE

| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 38,426 |
| TOTAL MARKET OB/XF VALUE | | 37,626 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 156,052 |
| SOH/AGL Deduction | | 90,466 |
| ASSESSED VALUE | | 65,586 |
| TOTAL EXEMPTION VALUE | HX HB VX | 45,586 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 156,052 |
| NCON VALUE | | 5,904 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 102,385 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B23568 | REPAIR/RRF | 5,997 | 05/01/2010 |
| V010125 | REMODEL | 3,950 | 02/01/2001 |
| 8520 | CHNGE SRVC | 0 | 10/27/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1521/1433 | 8/27/2007 | PR | Q | I | | 105,000 |
| GRANTOR: WILSON DONALD SR P/R | | | | | | |
| GRANTEE: COATES CHARLES B & | | | | | | |
| 0532/0290 | 12/01/1987 | WD | U | I | | 18,200 |
| GRANTOR: SHUPE VALERIE J | | | | | | |
| GRANTEE: BUSH JAMES & MERLIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W3 USP=[YR=1993] N12 W16 S12 E16 $ W52 S25 E19 D1 R2 E4 R2 U1 E28 N2 R1 U2 N4 U2 L1 N15$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1985 | 1985 | 3 | 60 | 2,100 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 10 | 80.00 | SF | 20.10 | 20.10 | 100 | 1985 | 1985 | 3 | 20 | 322 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 12 | 3 | 36.00 | SF | 6.50 | 6.50 | 100 | 1985 | 1985 | 3 | 49.5 | 116 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 10 | 7 | 70.00 | SF | 15.00 | 15.00 | 100 | 1985 | 1985 | 3 | 20 | 210 | |
| 6 | 0511 | GARAGE CB- | 0 | 100 | 24 | 32 | 768.00 | SF | 40.00 | 40.00 | 100 | 1995 | 1995 | 3 | 72 | 22,118 | |
| 7 | 0810 | CONCRETE A | 0 | 100 | 8 | 32 | 256.00 | SF | 6.50 | 6.50 | 100 | 1995 | 1995 | 3 | 72 | 1,198 | |
| 8 | 0756 | FEP | 0 | 100 | 30 | 8 | 240.00 | SF | 27.00 | 27.00 | 100 | 2010 | 2010 | 3 | 50 | 3,240 | |
| 9 | 1242 | WD DECK A | 0 | 100 | 20 | 12 | 240.00 | SF | 7.50 | 7.50 | 100 | 2013 | 2013 | 3 | 65 | 1,170 | |
| 10 | 1242 | WD DECK A | 0 | 100 | 12 | 16 | 192.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 65 | 1,248 | |
| 11 | 0351 | CARPORT MT | 0 | 100 | 30 | 24 | 720.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 82 | 5,904 | |

## LAND DESCRIPTION

TOTAL OB/XF 37,626

| 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 | 0006 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |

REVIEW DATE 02/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS