

BLOCK 1 LOT 1
R788205 & R788206
WILSON NECK LANDING 2 PB 4/72

MORELL SHANE & TARA D
85737 LANA RD
YULEE, FL 32097

2023

43-2N-27-4648-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	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	2,356	100	2,356	128,004
TOTALS	2,356		2,356	128,004

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999
5	1242	WD DECK A	0 100	20	10	200.00	SF	10.00	10.00	100	2013

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		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

1 M/H 94+ - 100% - 2022

Heated Area: 2356

HX Base Yr 2022

BAS 1999

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

TOTAL OB/XF											
4,240											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										128,004	
TOTAL MARKET OB/XF VALUE										4,240	
TOTAL LAND VALUE - MARKET										80,000	
TOTAL MARKET VALUE										212,244	
SOH/AGL Deduction										51,356	
ASSESSED VALUE										160,888	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										110,888	
TOTAL JUST VALUE										212,244	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										156,202	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007431	GAR 24X50 W12X50		06/09/2023
MH992794	MH MOVE-ON	0	08/01/1999
3072	N/A	1,704	11/04/1985

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2482/1434	7/27/2021	WD	Q	I	01	175,000			
GRANTOR: JOHNSON MICHAEL L & J									
GRANTEE: MORELL SHANE & TARA									
0700/2000	3/24/1994	WD	Q	I		45,000			
GRANTOR: ROBINSON JOHN & JOYCE									
GRANTEE: JOHNSON MICHAEL & J									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W76 S31 E76 N31\$.											