BLOCK 1 LOT 5
IN OR 1286/1910
WILSON NECK LANDING 2 PB 4/72

SYKES ROBERT L SR & DEBORAH D
85629 LANA ROAD
YULEE, FL 32097

**2023**

**43-2N-27-4648-0001-0050**

## 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 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 13 | LVT/LAMNT 30 |
| 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

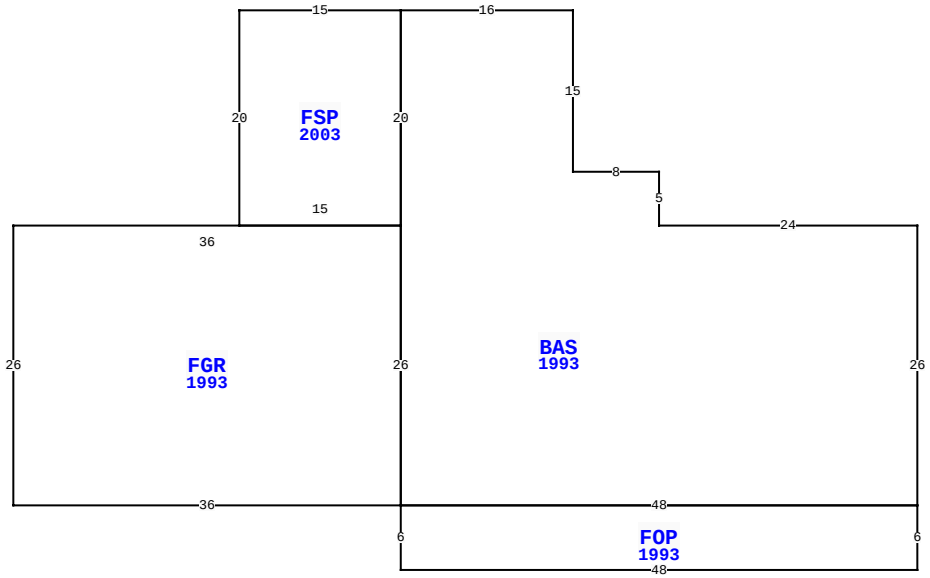
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4048.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,608 | 100 | 1,608 | 125,451 |
| FGR | 936 | 55 | 515 | 40,178 |
| FOP | 288 | 30 | 86 | 6,709 |
| FSP | 300 | 40 | 120 | 9,362 |
| TOTALS | 3,132 | | 2,329 | 181,701 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,329 | 104.4680 | 94.28 | 219,578 | 1982 | 1982 | 0 | 0 | 0 | 17.25 | 82.75 |

1 SINGLE FAM – 100% - 2006 Heated Area: 1608 HX Base Yr 2006




85629 LANA RD, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 10/28/2019 | KKA | LGL DATE | |
| XF DATE | 10/28/2019 | KKA | LAND DATE | 10/28/2019 KKA |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 181,701 |
| TOTAL MARKET OB/XF VALUE | | 16,574 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 278,275 |
| SOH/AGL Deduction | | 124,529 |
| ASSESSED VALUE | | 153,746 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 103,746 |
| TOTAL JUST VALUE | | 278,275 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 225,397 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B15554 | ADDITION | 10,800 | 07/01/2005 |
| 7667 | XFOB | 0 | 11/06/1991 |
| 6555 | GARAGE | 15,912 | 06/25/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1286/1910 | 1/11/2005 | WD | Q | I | | 156,000 |
| GRANTOR: CACHOLA GORDON C | | | | | | |
| GRANTEE: SYKES ROBERT L SR & | | | | | | |
| 1179/0558 | 10/08/2003 | WD | Q | I | | 126,000 |
| GRANTOR: HERZOG THOMAS P & LAU | | | | | | |
| GRANTEE: CACHOLA GORDON C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W24 N5 W8 N15 W16 FSP=[YR=2003] W15 S20 E15 N20$ S20 FGR=[YR=1993] W36 S26 E36 N26$ S26 FOP=[YR=1993] S6 E48 N6 W48$ E48 N26 $ .

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,420.00 | SF | 5.20 | 5.20 | 100 | 1990 | 1990 | 3 | 62 | 4,578 | |
| 4 | 0350 | CARPORT WD | 0 | 100 | 20 | 23 | 460.00 | SF | 13.00 | 13.00 | 100 | 1995 | 1995 | 3 | 20 | 1,196 | |
| 7 | 2701 | QUONSET GD | 0 | 100 | 40 | 30 | 1,200.00 | SF | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 60 | 10,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,574

| 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 | 000100 | C | SFR | 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 10/28/2019 BY KKA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS