BLOCK 5 LOT 14
IN OR 805/485
R816209 & R816210

SEBELIST LARRY D & CATHERINE S
85283 LANA RD
YULEE, FL 32097

2023

43-2N-27-4648-0005-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

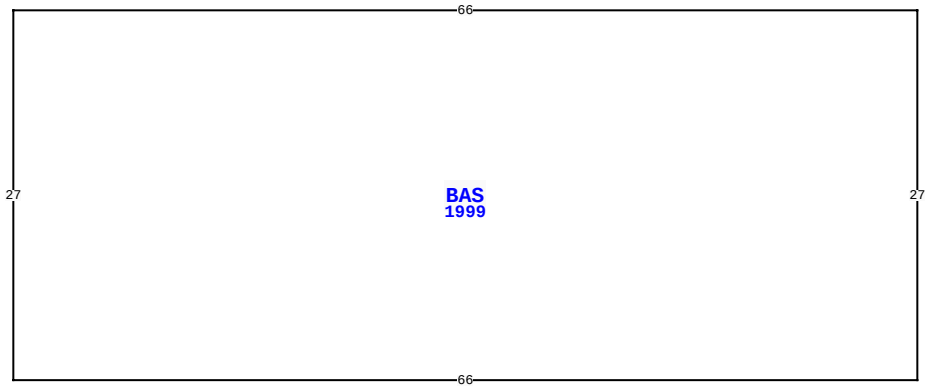
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,782	100	1,782	67,479
TOTALS	1,782		1,782	67,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	117.6000	82.32	146,694	1999	1999	0	0	0	54.00	46.00

2 M/H 94+ – 100% - 2001 Heated Area: 1782 HX Base Yr 2001



85283 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		67,479
TOTAL MARKET OB/XF VALUE		7,842
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		155,321
SOH/AGL Deduction		80,897
ASSESSED VALUE		74,424
TOTAL EXEMPTION VALUE	HX HB	49,424
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		155,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982425	MH MOVE-ON	0	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0805/0485	9/03/1997	WD	Q	I		32,000
GRANTOR: VARNADORE RAYMOND HAR						
GRANTEE: SEBELIST LARRY D &						
0582/0091	10/20/1989	WD	Q	V		19,800
GRANTOR: COOPER JACK & ANN L						
GRANTEE: VARNADORE RAYMOND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W66 S27 E66 N27$.

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	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	1998	1998	3	20	1,440	
2	1242	WD DECK A	0	100	0	0	723.00	SF	10.00	10.00	100	1999	1999	3	20	1,446	
3	0681	POLE SHED	0	100	24	20	480.00	SF	15.00	15.00	100	1999	1999	3	28	2,016	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 7,842

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 04/28/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS