LOT 13 R224351
IN OR 468 PG 404
WILSON NECK ROAD #3 UNR

GREENHALGH DANIEL A
85776 LANA ROAD
YULEE, FL 32097

2023

43-2N-27-4653-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

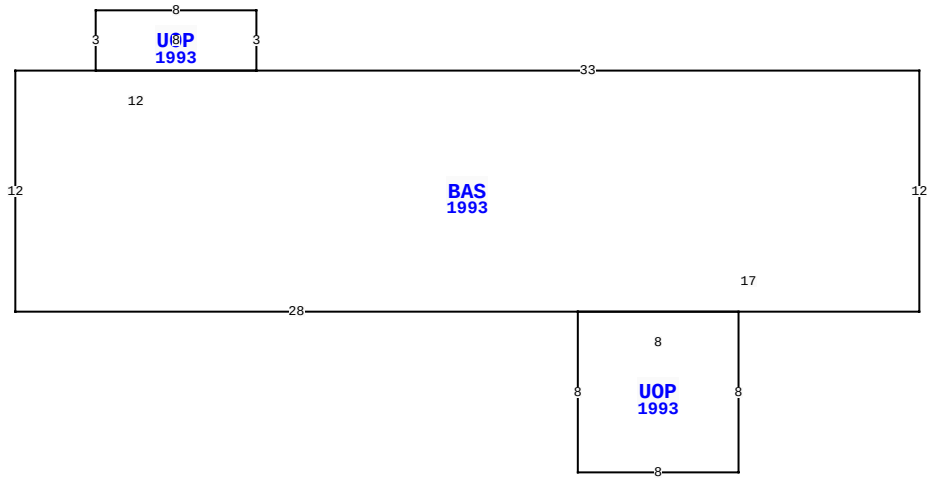
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	540	9,582
UOP	24	25	6	107
UOP	64	25	16	284
TOTALS	628		562	9,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	562	91.0000	59.15	33,242	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 540 HX Base Yr



85776 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		9,973
TOTAL MARKET OB/XF VALUE		10,779
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		100,752
SOH/AGL Deduction		65,072
ASSESSED VALUE		35,680
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,680
TOTAL JUST VALUE		100,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		71,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0468/0404	9/01/1985	WD	Q	V		11,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 UOP=[YR=1993] N3 W8 S3 E8$ W12 S12 E28
UOP=[YR=1993] S8 E8 N8 W8$ E17 N12$.

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	0510	GARAGE WD-	0	100	24	44	1,056.00	SF	35.00	35.00	100	1998	1998	3	27	9,979	
3	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	1998	1998	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 10,779

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	150.00	351.00	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