LOT 38
WILSON NECK HILLS PB 4/62

ADAMS KIMBERLY M
85027 LANA ROAD
YULEE, FL 32097

**2024**

**43-2N-27-4642-0038-0000**

## 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 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

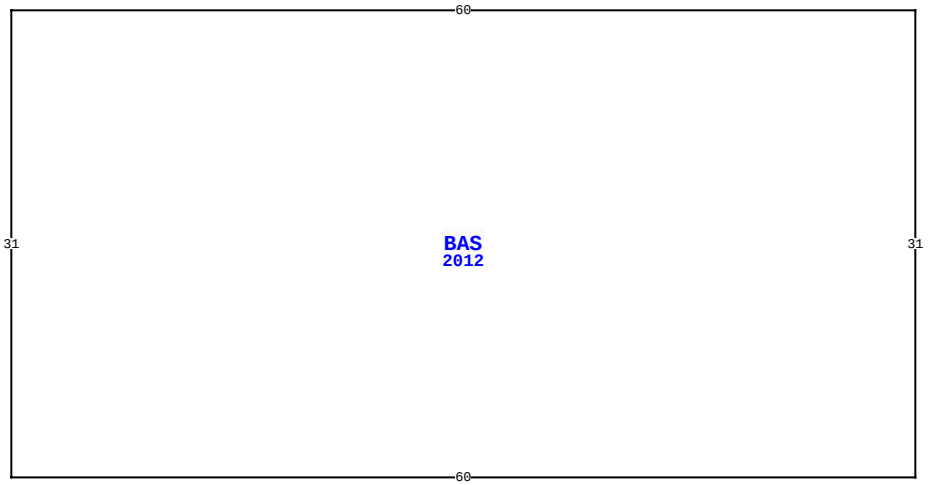
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,860 | 100 | 1,860 | 114,446 |
| TOTALS | 1,860 | | 1,860 | 114,446 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,860 | 117.2000 | 87.90 | 163,494 | 2012 | 2012 | 0 | 0 | 0 | 30.00 | 70.00 |

2 M/H 94+ – 100% - 2013 Heated Area: 1860 HX Base Yr 2013




85027 LANA RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 12/03/2012 KKDJ | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 114,446 |
| TOTAL MARKET OB/XF VALUE | | 6,402 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 200,848 |
| SOH/AGL Deduction | | 88,774 |
| ASSESSED VALUE | | 112,074 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 62,074 |
| TOTAL JUST VALUE | | 200,848 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 196,909 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH5424 | CO ISSUED | 0 | 08/22/2012 |
| E25237 | ELEC OTHER | 0 | 07/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2567/0275 | 5/23/2022 | QC | U | I | 11 | 100 |
| GRANTOR: ADAMS KIMBERLY M & JE | | | | | | |
| GRANTEE: ADAMS KIMBERLY M | | | | | | |
| 1781/0312 | 2/28/2012 | WD | Q | I | 01 | 28,600 |
| GRANTOR: BEVERLY VIRGINIA D | | | | | | |
| GRANTEE: ADAMS KIMBERLY M & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2012] W60 S31 E60 N31$.

## 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 | 0351 | CARPORT MT | 0 | 100 | 18 | 19 | 342.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 27 | 923 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 24 | 12 | 288.00 | SF | 30.00 | 30.00 | 100 | 2010 | 2010 | 3 | 45 | 3,888 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 12 | 13 | 156.00 | SF | 15.00 | 15.00 | 100 | 2012 | 2012 | 3 | 68 | 1,591 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,402

| 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS