TRACT 22
IN OR 2634/1843
WILSON NECK HILLS 2 UNR

TOMLIN RICHARD & ELIZABETH
85048 LANA RD
YULEE, FL 32097

2024

43-2N-27-4643-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

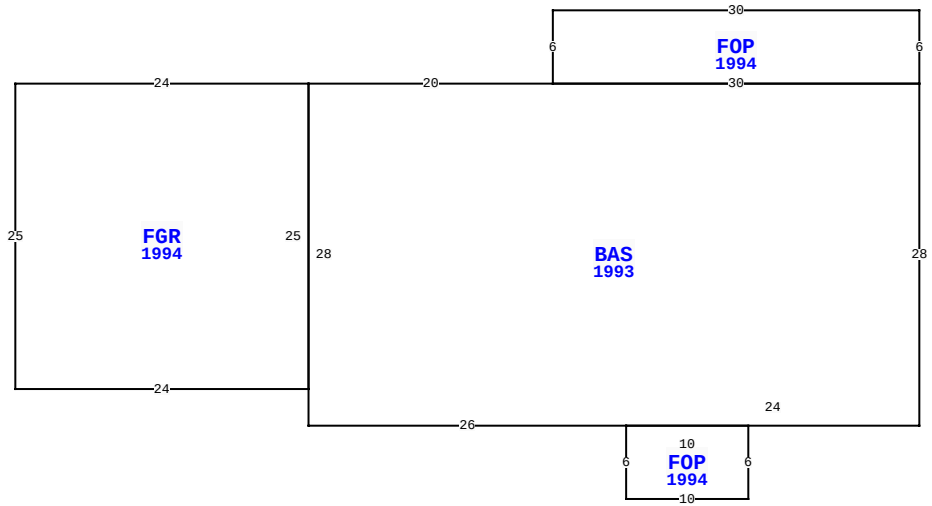
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,400	100	1,400	160,680
FGR	600	55	330	37,874
FOP	60	30	18	2,066
FOP	180	30	54	6,198
TOTALS	2,240		1,802	206,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,802	129.9100	123.41	222,385	1989	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1400 HX Base Yr 2024



85048 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		216,066
TOTAL MARKET OB/XF VALUE		2,732
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		298,798
SOH/AGL Deduction		168,014
ASSESSED VALUE		130,784
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		75,784
TOTAL JUST VALUE		298,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01331	ADDITION	12,540	09/01/1994
3233	NEW CONSTR	0	10/07/1988
2753	H/AC	3,412	10/06/1988
5148	NEW CONSTR	41,653	09/06/1988
5338	NEW CONSTR	1,500	09/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2634/1843	4/27/2023	WD	Q	I	01	349,300
GRANTOR: CHRISTIE MICHAEL J &						
GRANTEE: TOMLIN RICHARD & EL						
2521/1821	12/08/2021	WD	Q	I	01	288,000
GRANTOR: PUGH JASON E						
GRANTEE: CHRISTIE MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1994] W30 S6 BAS=[YR=1993] W20 FGR=[YR=1994] W24 S25 E24 N25$ S28 E26 FOP=[YR=1994] S6E10 N6 W10$ E24 N28 W30$ E30 N6$.

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	0810	CONCRETE A	0	100	0	0	114.00	SF	6.50	6.50	100	1989	1989	3	57	422	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,732

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 04/22/2022 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

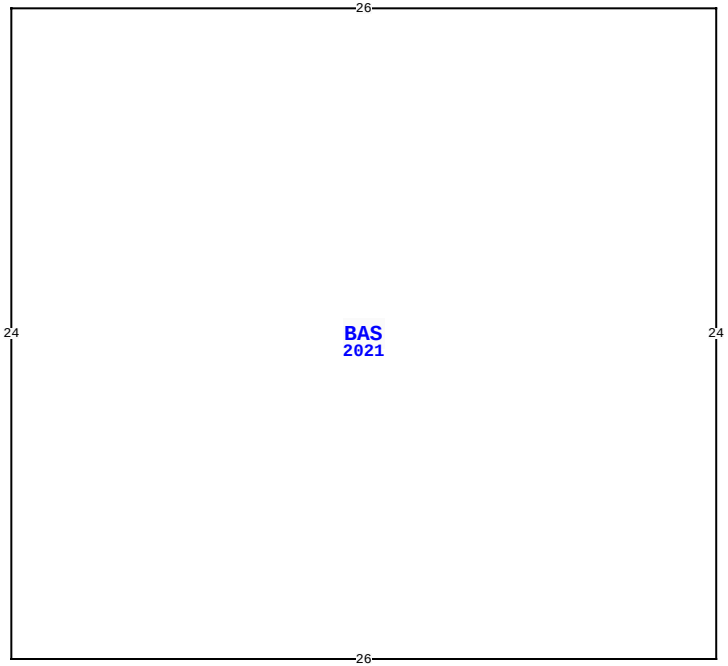
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	9,248
TOTALS	624		624	9,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	84.7000	29.64	18,495	1987	1987	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2024 Heated Area: 624 HX Base Yr 2024



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BASE TAXABLE VALUE		75,784
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,603

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2521/1821	12/08/2021	WD	Q	I	01	288,000
GRANTOR: PUGH JASON E						
GRANTEE: CHRISTIE MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W26 S24 E26 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/22/2022 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS