

TRACT 23
IN OR 455 PG 535
ESMT IN OR 459/719

MORGAN DANIEL H & CLAUDIA F
85076 LANA RD
YULEE, FL 32097

2024

43-2N-27-4643-0023-0000



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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
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NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	1,536	131,001
BAS	544	100	544	46,396
DCK	60	10	6	512
FGR	736	55	405	34,541
FOP	192	30	58	4,947

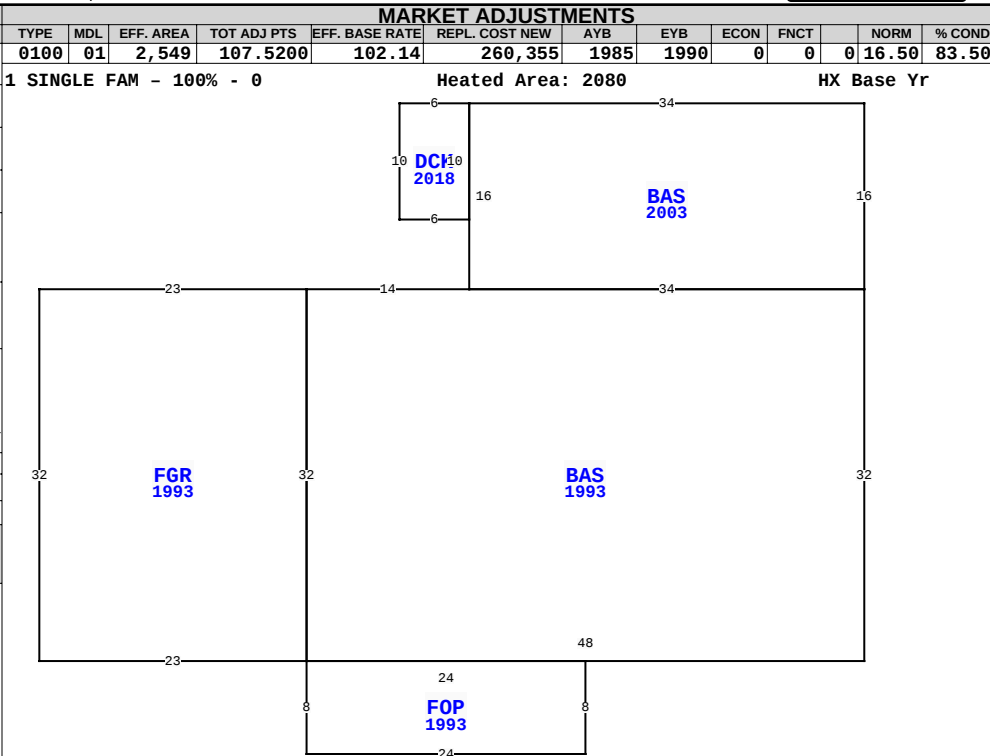
TOTALS	3,068		2,549	217,396
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EXTRA FEATURES

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
1	0810	CONCRETE A	0	100	33	23	759.00	SF	6.50	6.50	100	1985	1985	3	47	2,319	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
3	0812	CONCRETE C	0	100	0	0	1,340.00	SF	4.00	4.00	100	1990	1990	3	59.5	3,189	
4	0811	CONCRETE B	0	100	0	0	630.00	SF	5.20	5.20	100	2003	2003	3	83	2,719	
5	0350	CARPORT WD	0	100	28	24	672.00	SF	13.00	13.00	100	2003	2003	3	21	1,835	
6	0510	GARAGE WD-	0	100	10	30	300.00	SF	35.00	35.00	100	2012	2012	3	68	7,140	
7	0351	CARPORT MT	0	100	40	30	1,200.00	SF	25.00	25.00	100	2012	2012	3	55	16,500	
8	0510	GARAGE WD-	0	100	40	28	1,120.00	SF	35.00	35.00	100	2017	2017	3	84	32,928	
9	0940	SHEDS/PORT	0	100	10	14	14.00	SF	30.00	30.00	100	2018	2018	3	82	344	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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TOTAL OB/XF 69,004

NASSAU COUNTY PROPERTY										PAGE 1 of 1			
VALUATION SUMMARY										4			
VALUATION BY										STANDARD			
Tax Group: 4										Tax Dist:			
BUILDING MARKET VALUE										217,396			
TOTAL MARKET OB/XF VALUE										69,004			
TOTAL LAND VALUE - MARKET										80,000			
TOTAL MARKET VALUE										366,400			
SOH/AGL Deduction										174,445			
ASSESSED VALUE										191,955			
TOTAL EXEMPTION VALUE										50,000			
BASE TAXABLE VALUE										141,955			
TOTAL JUST VALUE										366,400			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										360,237			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011009	ADDITION	34,287	12/11/2017
B26076	ADDITION	28,397	05/01/2012
M037561	H/AC	450	10/01/2003
B0311201	NEW CONSTR	24,864	05/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0456/0631	6/01/1985	WD	Q	V		6,500	
GRANTOR:							
GRANTEE:							
0455/0535	5/01/1985	WD	Q	V		9,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES

BAS=[YR=2003] W34 DCK=[YR=2018] W6 S10 E6 N10\$ S16
BAS=[YR=1993] W14 FGR=[YR=1993] W23 S32 E23 N32\$ S32
FOP=[YR=1993] S8 E24 N8 W24\$ E48 N32W34\$ E34 N16\$.