

TRACT 27
IN OR 2497/1043
R235895 & R235894

KLIMANEK MIROSLAV & LINDA
85184 LANA RD
YULEE, FL 32097

2024

43-2N-27-4643-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

Quality	06	Quality Level 06
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	1,040	100	1,040	93,126
USP	120	50	60	5,373
TOTALS	1,160		1,100	98,498

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
1	0940	SHEDS/PORT	0 100	12	25	300.00	SF	20.10	20.10	100	1993	1993	3	20
2	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	1999	1999	3	20
3	0803	ASPHALT C	0 100	0	0	1,200.00	SF	2.00	2.00	100	1999	1999	3	50

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0820	02	1,100	159.9000	111.93	123,123	1985	2015	0	0	0	20.00	80.00		
1 M/H 93- - 100% - 2022 Heated Area: 1040 HX Base Yr 2022														
BAS 1993 USP 1994														

85184 LANA RD, YULEE														
BLD DATE					LGL DATE									
XF DATE					LAND DATE									
INC DATE					AG DATE									

TOTAL OB/XF														
3,126														

Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		98,498	
TOTAL MARKET OB/XF VALUE		3,126	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		181,624	
SOH/AGL Deduction		35,640	
ASSESSED VALUE		145,984	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		95,984	
TOTAL JUST VALUE		181,624	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		180,310	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01831	REMODEL	2,448	04/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2497/1043	9/10/2021	WD	Q	I	01	180,000	
GRANTOR: WEISS ALICE & THERESA							
GRANTEE: KLIMANEK MIROSLAV &							
2201/0603	4/27/2018	WD	Q	I	01	99,000	
GRANTOR: SHARP THOMAS A & VIVI							
GRANTEE: WEISS ALICE & THERE							

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=1993] W40 S26 E12 USP=[YR=1994] S8 E15 N8 W15 \$ E28 N26 \$.														