

TRACT 31 & PT TRACT 30
IN OR 2183/660
WILSON NECK HILLS 2 UNR

LEVITT MICHELLE LEE SMITH
85352 LANA RD
YULEE, FL 32097

2024

43-2N-27-4643-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	

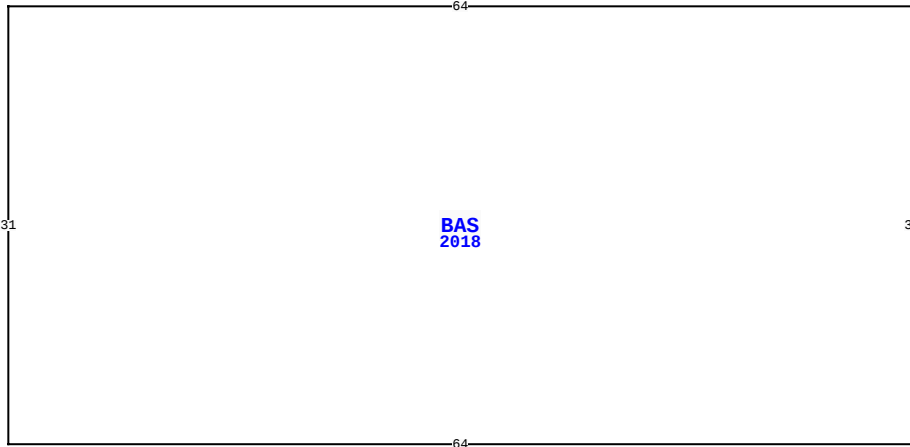
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	161,632
TOTALS	1,984		1,984	161,632

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	0811	CONCRETE B	0 100	0	0	820.00	SF	5.20	5.20	100	2020	2020	3 99

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

REVIEW DATE 03/02/2021 BY NWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,984	116.8000	87.60	173,798	2018	2018	0	0	0	7.00	93.00	
1 M/H 94+ - 100% - 2021					Heated Area: 1984					HX Base Yr 2021			



85352 LANA RD, YULEE										BLD DATE	LGL DATE
										XF DATE	LAND DATE
										INC DATE	AG DATE

TOTAL OB/XF													
4,221													

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

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY												PAGE 1 of 1	
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												161,632	
TOTAL MARKET OB/XF VALUE												4,221	
TOTAL LAND VALUE - MARKET												80,000	
TOTAL MARKET VALUE												245,853	
SOH/AGL Deduction												68,909	
ASSESSED VALUE												176,944	
TOTAL EXEMPTION VALUE												50,000	
BASE TAXABLE VALUE												126,944	
TOTAL JUST VALUE												245,853	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												227,315	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007891	CO ISSUED	0	08/02/2018
18005619	MH MOVE-ON	0	06/04/2018
94-540	MH MOVE-ON	27,000	06/01/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2336/1265	1/07/2020	WD	U	I	11	100			
GRANTOR: SMITH MICHELLE L F/K/									
GRANTEE: SMITH MICHELLE L									
2183/0660	3/09/2018	WD	U	I	11	100			
GRANTOR: SMITH MICHELLE MULLIN									
GRANTEE: SMITH MICHELLE LEE									

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2018] W64 S31 E64 N31\$.													

Common: 80,000 PRINTED 08/06/2024 BY SYS