TRACT 33
IN OR 649 PG 79
R583954 & R583955

LAW BEVERLY J EST
85396 LANA ROAD
YULEE, FL 32097

2024

43-2N-27-4643-0033-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

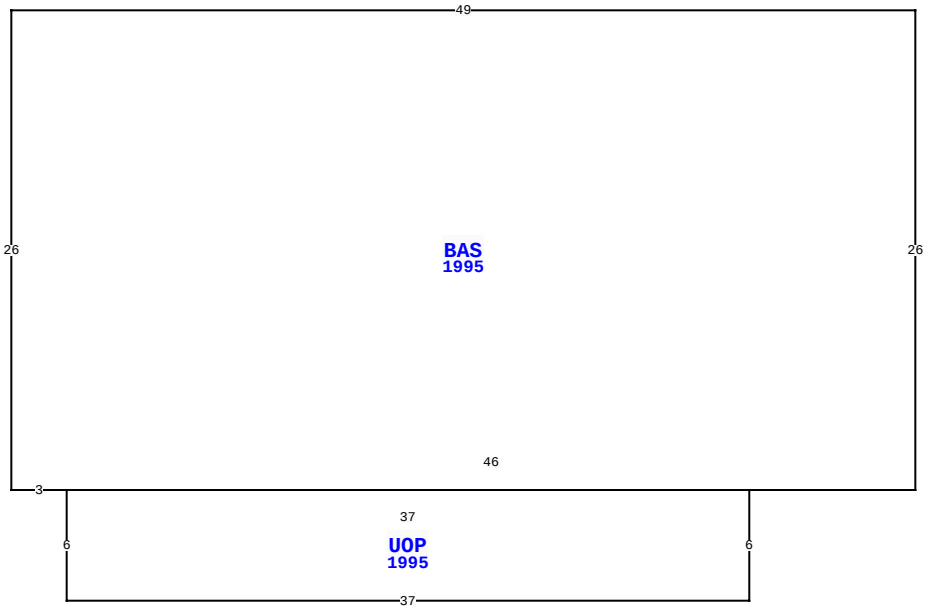
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,274	100	1,274	33,596
UOP	222	25	56	1,477
TOTALS	1,496		1,330	35,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,330	117.2000	87.90	116,907	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 1274 HX Base Yr



85396 LANA RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	35,072
TOTAL MARKET OB/XF VALUE	4,368
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	119,440
SOH/AGL Deduction	9,690
ASSESSED VALUE	109,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,750
TOTAL JUST VALUE	119,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 02104	ADDITION	1,836	07/01/1995
95-01831	MH MOVE-ON	0	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2210/0809	7/13/2018	PR	U	I	19	100
GRANTOR: WAYSON PAUL P P/R OF						
GRANTEE: BENNETT JIM & VERNA						
0649/0079	2/13/1992	WD	U	I	07	100
GRANTOR: BENNETT JAMES & V L						
GRANTEE: LAW BEVERLY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W49 S26 E3 UOP=[YR=1995] S6 E37 N6 W37$ E46 N26$.

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	0940	SHEDS/PORT	0	0	6	10	60.00	SF	15.00	15.00	100	1980	1980	3	20	180	
2	0810	CONCRETE A	0	0	0	0	2,412.00	SF	4.55	4.55	100	1980	1980	3	32.5	3,567	
3	1242	WD DECK A	0	0	8	9	72.00	SF	10.00	10.00	100	1995	1995	3	20	144	
4	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50	6.50	100	1995	1995	3	70	364	
5	0820	WOOD WALK	0	0	12	2	24.00	SF	11.75	11.75	100	1995	1995	3	40	113	

LAND DESCRIPTION

TOTAL OB/XF 4,368

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	0		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