TRACT 39
IN OR 1822/1806
1975 MONT DW/MH

CRIDER CYNTHIA DIANE
85556 LANA RD
YULEE, FL 32097

2024

43-2N-27-4643-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

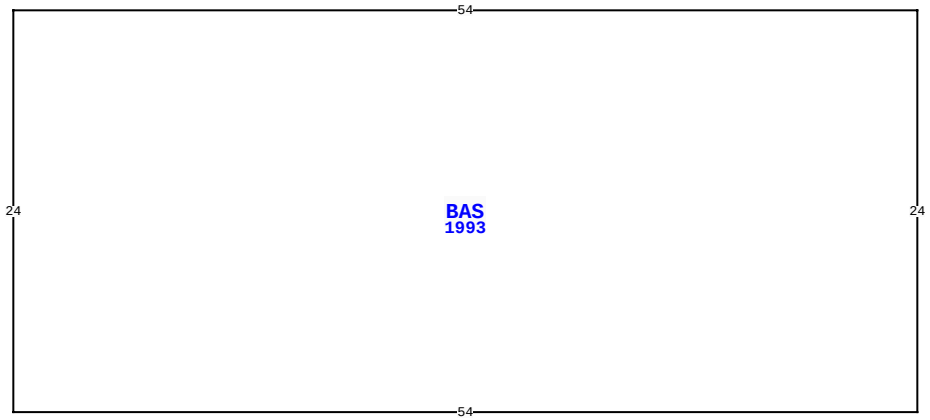
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,296	100	1,296	28,795
TOTALS	1,296		1,296	28,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,296	105.8000	74.06	95,982	1975	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2013 Heated Area: 1296 HX Base Yr 2013



85556 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		28,795
TOTAL MARKET OB/XF VALUE		194
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		108,989
SOH/AGL Deduction		72,834
ASSESSED VALUE		36,155
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,155
TOTAL JUST VALUE		108,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7317	MH MOVE-ON	10,000	06/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1822/1806	11/02/2012	WD	U	I	30	49,500
GRANTOR: BLACK GLENDA C						
GRANTEE: CRIDER CYNTHIA DIAN						
0649/1072	2/24/1992	QC	U	I	01	100
GRANTOR: W DOYLE CLAXTON						
GRANTEE: GLENDA C CLAXTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S24 E54 N24 $.

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	0751	UOP	0	100	6	12	72.00	SF	10.00	10.00	100	1999	1999	3	27	194	

LAND DESCRIPTION

TOTAL OB/XF 194

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	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 02/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS