

TRACT 40
IN OR 840/884 & OR 1652/1006
R673919 & R673920

NELSON BARBARA
85592 LANA ROAD
YULEE, FL 32097

2024

43-2N-27-4643-0040-0000



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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

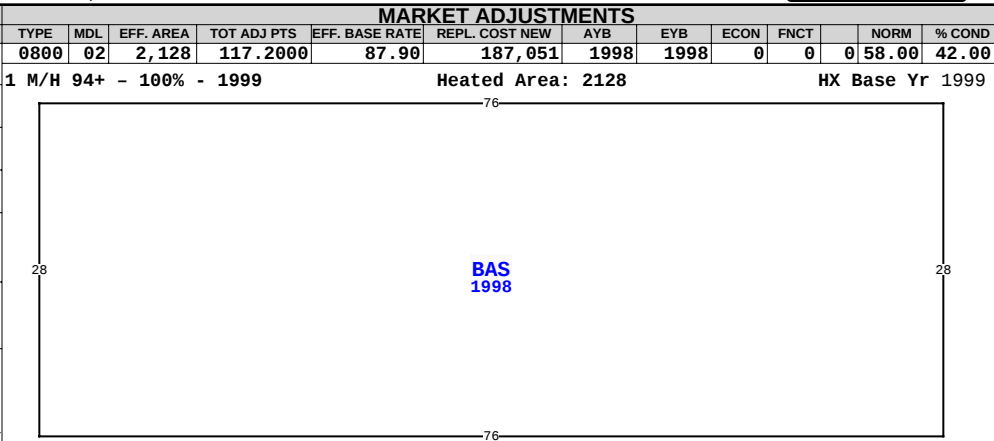
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	2,128	78,561
TOTALS	2,128		2,128	78,561

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	1242	WD DECK A	0 100	16	10	160.00	SF	10.00	10.00	100	1998	1998	3	20
2	0810	CONCRETE A	0 100	10	10	100.00	SF	5.85	5.85	100	2002	2002	3	82
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81
4	0810	CONCRETE A	0 100	24	6	144.00	SF	6.50	6.50	100	2004	2004	3	84

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	TOT ADJ
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 02/06/2023 BY NWA



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

85592 LANA RD, YULEE			
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TOTAL OB/XF														
4,421														

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

NASSAU COUNTY PROPERTY									
PAGE 1 of 3									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					99,746				
TOTAL MARKET OB/XF VALUE					4,421				
TOTAL LAND VALUE - MARKET					80,000				
TOTAL MARKET VALUE					184,167				
SOH/AGL Deduction					77,725				
ASSESSED VALUE					106,442				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					56,442				
TOTAL JUST VALUE					184,167				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					182,886				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414022	CARPORT	2,515	11/01/2004
MH982265	MH MOVE-ON	0	03/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1652/1006	12/10/2009	QC	U	I	30	100	
GRANTOR: NELSON BARBARA & JAME							
GRANTEE: NELSON BARBARA							
0840/0884	7/09/1998	WD	U	I	06	7,000	
GRANTOR: NELSON BARBARA J							
GRANTEE: NELSON BARBARA J &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W76 S28 E76 N28\$.									

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 3																																			
ELEMENT		CD	25		MOD METAL 100		6500		01	600		60.5000		21.18		12,708		2021		2021		0		0		2.00		98.00		VALUATION BY		STANDARD																							
Exterior Wall		10	10		STEEL FRME 100		3		GARAGE RES - 100% - 1999		Heated Area: 600		HX Base Yr 1999		Tax Group: 4		Tax Dist:		BUILDING MARKET VALUE		99,746		TOTAL MARKET OB/XF VALUE		4,421		TOTAL LAND VALUE - MARKET		80,000		TOTAL MARKET VALUE		184,167																						
Roof Cover		12	12		MODULAR MT 100		07		NONE 100		03		CONC FINSH 100		01		NONE 100		01		NONE 100		0		100		0		100		SOH/AGL Deduction		77,725																						
Interior Wall		07	07		NONE 100		01		NONE 100		05		STEEL 100		1.		1. 100		0		100		0		100		0		100		ASSESSED VALUE		106,442																						
Interior Floo		03	03		CONC FINSH 100		01		NONE 100		05		STEEL 100		1.		1. 100		0		100		0		100		0		100		TOTAL EXEMPTION VALUE		HX HB 50,000																						
Air Condition		01	01		NONE 100		01		NONE 100		05		STEEL 100		1.		1. 100		0		100		0		100		0		100		BASE TAXABLE VALUE		56,442																						
Heating Type		01	01		NONE 100		05		STEEL 100		1.		1. 100		0		100		0		100		0		100		0		100		TOTAL JUST VALUE		184,167																						
Bedrooms		01	01		NONE 100		05		STEEL 100		1.		1. 100		0		100		0		100		0		100		0		100		NCON VALUE		0																						
Bathrooms		05	05		STEEL 100		1.		1. 100		0		100		0		100		0		100		0		100		0		100		INCOME VALUE		0																						
Frame		1.	1.		1. 100		0		100		0		100		0		100		0		100		0		100		0		100		PREVIOUS YEAR MKT VALUE		182,886																						
Stories		00	00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100																						
Units		00	00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100																						
Occupancy		00	00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100																						
Quality		05	05		Quality Level 05		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		600																						
DOR CODE		0200	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		600		100		600		12,454																				
MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4048.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		600		100		600		12,454		TOTALS		600		600		12,454																			
EXTRA FEATURES		85592 LANA RD, YULEE		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		NOTES		TOTAL OB/XF		0		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	
EXTRA FEATURES		85592 LANA RD, YULEE		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE																																									

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2024

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BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		25	MOD METAL 100	
Roof Structure		10	STEEL FRME 100	
Roof Cover		12	MODULAR MT 100	
Interior Wall		07	NONE 100	
Interior Floor		03	CONC FINSH 100	
Air Condition		01	NONE 100	
Heating Type		01	NONE 100	
Bedrooms			0 100	
Bathrooms			0 100	
Frame		05	STEEL 100	
Stories		1.	1. 100	
Units			0 100	
Occupancy		00	NONE 100	
Quality		04	Quality Level 04	
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	600	100	600	8,731
TOTALS	600		600	8,731

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	600	57.7500	20.21	12,126	2004	2004	0	0	28.00	72.00

4 GARAGE RES - 100% - 1999

Heated Area: 600

HX Base Yr 1999

24

24

25

25

BAS
2022

BLD DATE	LGL DATE
XF DATE	LAND DATE