

TRACT 41
IN OR 2686/1899
WILSON NECK HILLS 2 UNR

WREN JOHN R/WREN JOHN JOSEPH
85620 LANA RD
YULEE, FL 32097

2024

43-2N-27-4643-0041-0000



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	11	CLAY TILE 100
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	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	1,566	100	1,566	102,238
UOP	210	25	52	3,395
TOTALS	1,776		1,618	105,633

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004
2	1241	WD DECK G	0 100	10	12	120.00	UT	11.50	11.50	100	2010
3	0810	CONCRETE A	0 100	10	3	30.00	SF	6.50	6.50	100	2004
4	0810	CONCRETE A	0 100	6	4	24.00	SF	6.50	6.50	100	2010
5	1241	WD DECK G	0 100	9	6	54.00	UT	11.50	11.50	100	2010
6	0351	CARPORT MT	0 100	24	20	480.00	SF	10.00	10.00	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,618	161.2000	120.90	195,616	2004	2004	0	0	0	46.00	54.00	
1 M/H 94+ - 100% - 2023 Heated Area: 1566 HX Base Yr													
85620 LANA RD, YULEE													

BLD DATE	09/08/2015	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		117,070	
TOTAL MARKET OB/XF VALUE		7,947	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		205,017	
SOH/AGL Deduction		0	
ASSESSED VALUE		205,017	
TOTAL EXEMPTION VALUE		13	205,017
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		205,017	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		202,256	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530785	CARPORT	10,402	07/01/2015
B23756	REMODEL	450	07/01/2010
B0414154	GARAGE	23,760	12/01/2004
MH044295	MH MOVE-ON	0	01/30/2004
7402	MH MOVE-ON	2,000	07/29/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2686/1899	11/20/2023	QC U	I	11		100	
GRANTOR: WREN JOHN R							
GRANTEE: WREN JOHN R							
2326/1288	10/28/2019	QC U	I	11		100	
GRANTOR: WREN JOHN R							
GRANTEE: WREN JOHN R & SHARY							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W8 UOP=[YR=2015] N15 W14 S15 E14\$ W50 S27 E58 N27\$.											

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