

TRACT 43
IN OR 2427/1744
WILSON NECK HILLS 2 UNR

WYANT LESLIE M
85676 LANA ROAD
YULEE, FL 32097

2024

43-2N-27-4643-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1,772	190,950
FGR	480	55	264	28,448
FOP	96	30	29	3,125
FOP	108	30	32	3,449

TOTALS	2,456		2,097	225,972
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	24	14	336.00	SF	35.00	35.00	
2	0811	CONCRETE B	0	100	24	12	288.00	SF	5.20	5.20	
3	0861	POOL GUNIT	0	100	24	15	360.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	100	0	0	916.00	SF	7.25	7.25	
5	0911	SCRN RM A	0	100	44	29	1,276.00	SF	17.50	17.50	
6	0940	SHEDS/PORT	0	100	24	12	288.00	SF	15.00	15.00	
7	0477	VF 4 SLAT	0	100	0	0	179.00	LF	14.00	14.00	
8	0810	CONCRETE A	0	100	50	4	200.00	SF	6.50	6.50	
9	0351	CARPORT MT	0	100	60	20	1,200.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	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
0100	01	2,097	123.9700	117.77	246,964	2005	2005	0	0	8.50	91.50
1 SINGLE FAM - 100% - 1997 Heated Area: 1772 HX Base Yr 1997											

85676 LANA RD, YULEE				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
336.00	SF	35.00	35.00	100	1998	1998	3	26	3,058	
288.00	SF	5.20	5.20	100	2005	2005	3	86	1,288	
360.00	SF	85.00	85.00	100	2010	2010	3	60	18,360	
916.00	SF	7.25	7.25	100	2010	2010	3	91	6,043	
1,276.00	SF	17.50	17.50	100	2010	2010	3	45	10,049	
288.00	SF	15.00	15.00	100	2013	2013	3	60	2,592	
179.00	LF	14.00	14.00	100	2016	2016	3	90	2,255	
200.00	SF	6.50	6.50	100	2016	2016	3	96	1,248	
1,200.00	SF	10.00	10.00	100	2018	2018	3	82	9,840	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										225,972	
TOTAL MARKET OB/XF VALUE										54,733	
TOTAL LAND VALUE - MARKET										80,000	
TOTAL MARKET VALUE										360,705	
SOH/AGL Deduction										174,511	
ASSESSED VALUE										186,194	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										131,194	
TOTAL JUST VALUE										360,705	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										353,875	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326946	XFOB	0	03/01/2013
B23714	XFOB	23,687	06/01/2010
M0509184	MECH OTHER	0	02/01/2005
B0413588	NEW CONSTR	134,832	09/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2427/1744	1/15/2021	QC	U	I	11	100	
GRANTOR: WYANT LARRY E & LESLI							
GRANTEE: WYANT LARRY E & LES							
0759/1126	5/13/1996	WD	U	I	01	36,000	
GRANTOR: WYANT LAWRENCE E & LE							
GRANTEE: WYANT LARRY E & LES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W22 FOP=[YR=2005] W16 S6 E16 N6\$ S6 W16 N6 W12 FGR=[YR=2005] W20 S24 E20 N24\$ S34 E8 FOP=[YR=2005] S6 E18 N6 W18\$ E18 S8 E12 N2 E12 N40\$.											