BLOCK 1 LOT 1
R788205 & R788206
WILSON NECK LANDING 2 PB 4/72

MORELL SHANE & TARA D
85737 LANA RD
YULEE, FL 32097

2024

43-2N-27-4648-0001-0010

NASSAU COUNTY PROPERTY

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 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

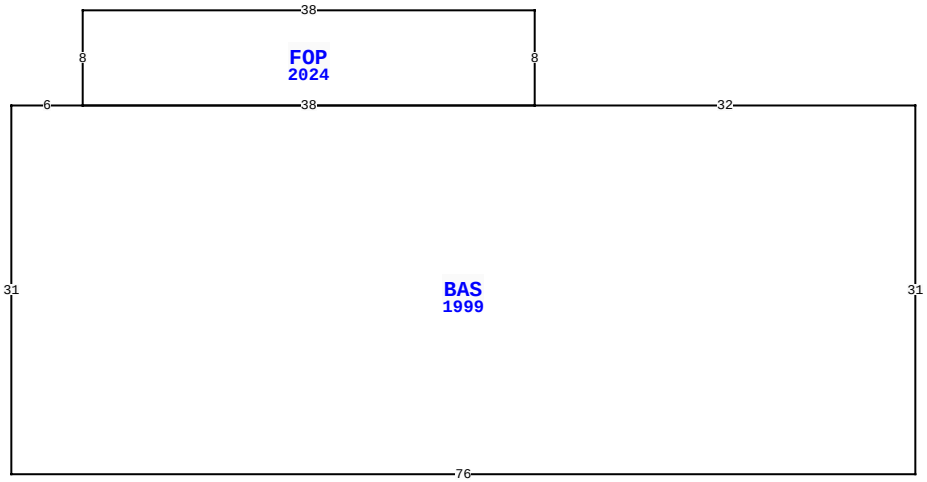
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	132,991
FOP	304	30	91	5,137
TOTALS	2,660		2,447	138,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,447	117.6000	88.20	215,825	1999	2009	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2022 Heated Area: 2356 HX Base Yr 2022



85737 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		166,101
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		249,006
SOH/AGL Deduction		51,166
ASSESSED VALUE		197,840
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,840
TOTAL JUST VALUE		249,006
NCON VALUE		33,110
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007431	GAR 24X50 W12X50		06/09/2023
MH992794	MH MOVE-ON	0	08/01/1999
3072	N/A	1,704	11/04/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2482/1434	7/27/2021	WD	Q	I	01	175,000
GRANTOR: JOHNSON MICHAEL L & J						
GRANTEE: MORELL SHANE & TARA						
0700/2000	3/24/1994	WD	Q	I		45,000
GRANTOR: ROBINSON JOHN & JOYCE						
GRANTEE: JOHNSON MICHAEL & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W32 W38 W6 S31 E76 N31 $
FOP=[YR=2024;ORIG=-70,-8] S8 E38 N8 W38 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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 02/21/2024 BY WW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

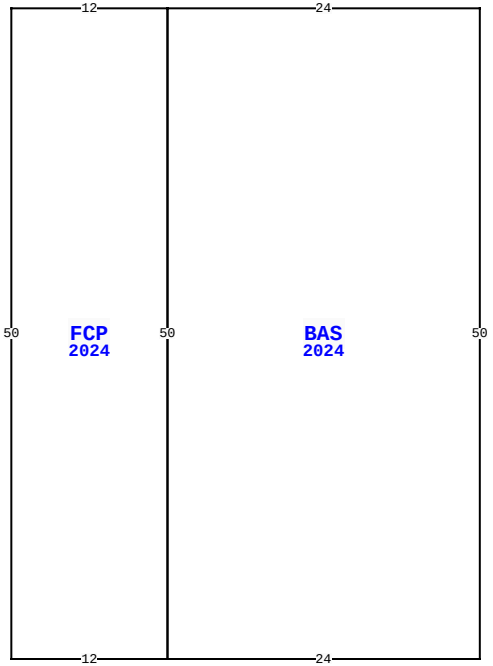
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 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	1,200	100	1,200	24,865
FCP	600	25	150	3,109
TOTALS	1,800		1,350	27,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,350	59.8000	20.93	28,256	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1200 HX Base Yr 2022



85737 LANA RD, YULEE

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NASSAU COUNTY PROPERTY

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GRANTEE: MORELL SHANE & TARA						
0700/2000	3/24/1994	WD	Q	I		45,000
GRANTOR: ROBINSON JOHN & JOYCE						
GRANTEE: JOHNSON MICHAEL & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=56,-10] E24 S50 W24 N50 $
FCP=[YR=2024;ORIG=44,40] E12 N50 W12 S50 $
.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/21/2024 BY WW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS