BLOCK 1 LOT 2
IN OR 1401/1073
R583803 & R583804

WHYTE KATHLEEN E
85715 LANA RD
YULEE, FL 32097

2024

43-2N-27-4648-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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
Quality	03	Quality Level 03

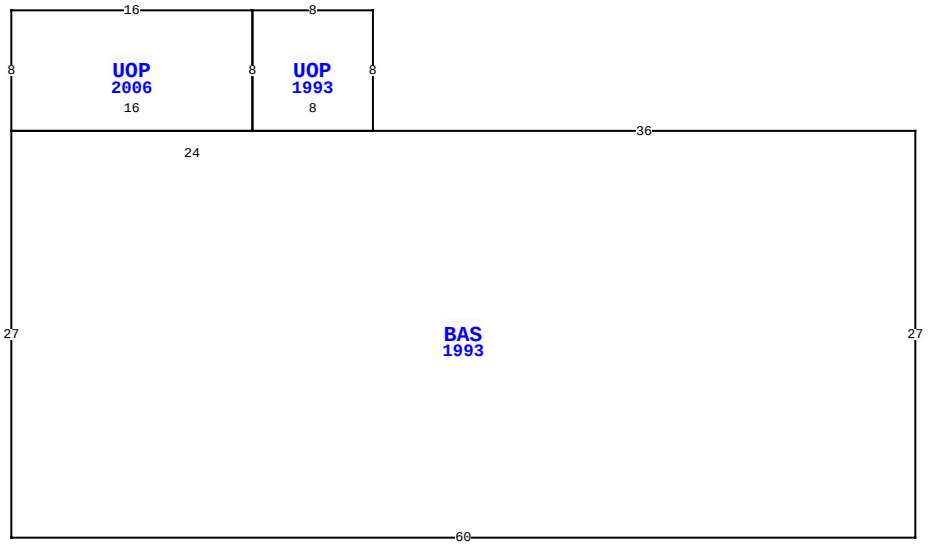
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	42,049
UOP	64	25	16	415
UOP	128	25	32	831
TOTALS	1,812		1,668	43,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,668	123.6000	86.52	144,315	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2007 Heated Area: 1620 HX Base Yr 2007



85715 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		43,294
TOTAL MARKET OB/XF VALUE		4,319
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		127,613
SOH/AGL Deduction		76,216
ASSESSED VALUE		51,397
TOTAL EXEMPTION VALUE	HX HB	26,397
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		127,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-219	MH MOVE-ON	40,000	09/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1401/1073	4/05/2006	WD	Q	I		89,000
GRANTOR: SULLIVAN LELON D						
GRANTEE: WHYTE KATHLEEN E &						
0688/0926	9/16/1993	WD	U	V	13	25,000
GRANTOR: EZELL BEATRICE C						
GRANTEE: SULLIVAN LELON & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 UOP=[YR=1993] N8 W8 UOP=[YR=2006] W16 S8 E16 N8$ S8 E8$ W24 S27 E60 N27$.

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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	20.10	20.10	100	1993	1993	3	20	322	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
3	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1995	1995	3	20	128	
4	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	1995	1995	3	20	192	
5	0350	CARPORT WD	0	100	0	0	624.00	SF	8.71	8.71	100	1999	1999	3	20	1,087	

LAND DESCRIPTION

TOTAL OB/XF 4,319

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS