BLOCK 1 LOT 5
IN OR 1286/1910
WILSON NECK LANDING 2 PB 4/72

SYKES ROBERT L SR & DEBORAH D
85629 LANA ROAD
YULEE, FL 32097

2024

43-2N-27-4648-0001-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
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	03	Quality Level 03

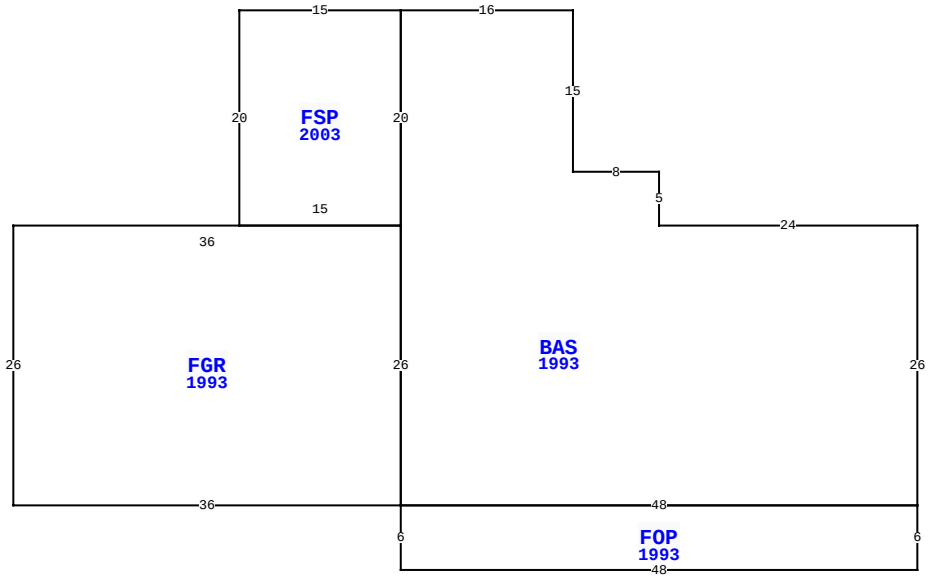
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	1,608	131,652
FGR	936	55	515	42,165
FOP	288	30	86	7,041
FSP	300	40	120	9,825
TOTALS	3,132		2,329	190,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,329	104.4680	99.24	231,130	1982	1982	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1608 HX Base Yr 2006



85629 LANA RD, YULEE

BLD DATE	10/28/2019	KKA	LGL DATE	
XF DATE	10/28/2019	KKA	LAND DATE	10/28/2019 KKA
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		190,682
TOTAL MARKET OB/XF VALUE		16,029
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		286,711
SOH/AGL Deduction		128,353
ASSESSED VALUE		158,358
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,358
TOTAL JUST VALUE		286,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15554	ADDITION	10,800	07/01/2005
7667	XFOB	0	11/06/1991
6555	GARAGE	15,912	06/25/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1286/1910	1/11/2005	WD	Q	I		156,000
GRANTOR: CACHOLA GORDON C						
GRANTEE: SYKES ROBERT L SR &						
1179/0558	10/08/2003	WD	Q	I		126,000
GRANTOR: HERZOG THOMAS P & LAU						
GRANTEE: CACHOLA GORDON C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 N5 W8 N15 W16 FSP=[YR=2003] W15 S20 E15 N20$ S20 FGR=[YR=1993] W36 S26 E36 N26$ S26 FOP=[YR=1993] S6 E48 N6 W48$ E48 N26 $.

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	0811	CONCRETE B	0	100	0	0	1,420.00	SF	5.20	5.20	100	1990	1990	3	59.5	4,393	
2	0350	CARPORT WD	0	100	20	23	460.00	SF	13.00	13.00	100	1995	1995	3	20	1,196	
3	2701	QUONSET GD	0	100	40	30	1,200.00	SF	15.00	15.00	100	2006	2006	3	58	10,440	

LAND DESCRIPTION

TOTAL OB/XF 16,029

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	000100	C	SFR	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 10/28/2019 BY KKA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS