PT OF SW1/4 OF NW1/4
IN OR 2684/60
ESMT OR 542/216

34002 SIX CAR LANE TRUST
76020 WILLIAM BURGESS BLVD STE
YULEE, FL 32097

2025

35-2N-24-0000-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 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	06	DIST 1D 100
Quality	03	Quality Level 03

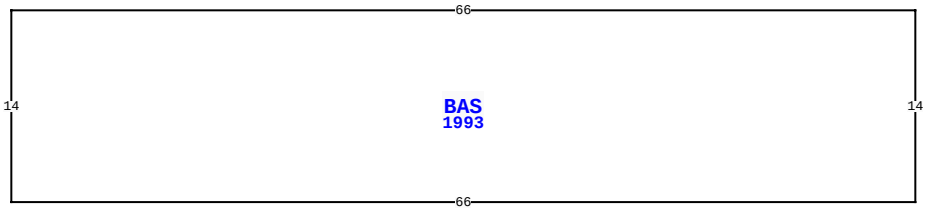
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	21,333
TOTALS	924			924	21,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	96.2000	76.96	71,111	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 924 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	21,333
TOTAL MARKET OB/XF VALUE	6,707
TOTAL LAND VALUE - MARKET	97,500
TOTAL MARKET VALUE	125,540
SOH/AGL Deduction	9,629
ASSESSED VALUE	115,911
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,911
TOTAL JUST VALUE	125,540
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7633	MH MOVE-ON	13,900	01/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/60	11/29/2023	WD	Q	I	01	130,000
GRANTOR: COLE DANA R & ERNEST						
GRANTEE: 34002 SIX CAR LANE						
2601/0124	11/02/2022	WD	U	I	37	60,000
GRANTOR: DYAL TERRANCE W III L						
GRANTEE: COLE DANA R & ERNES						

34002 SIX CAR LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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	0	16	8	128.00	SF	20.10	20.10	100	1979	1979	3	20	515	
2	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	1988	1988	3	20	192	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 6,707

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	RES	0	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS