LOT 38
WILSON NECK HILLS PB 4/62

ADAMS KIMBERLY M
85027 LANA ROAD
YULEE, FL 32097

2025

43-2N-27-4642-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

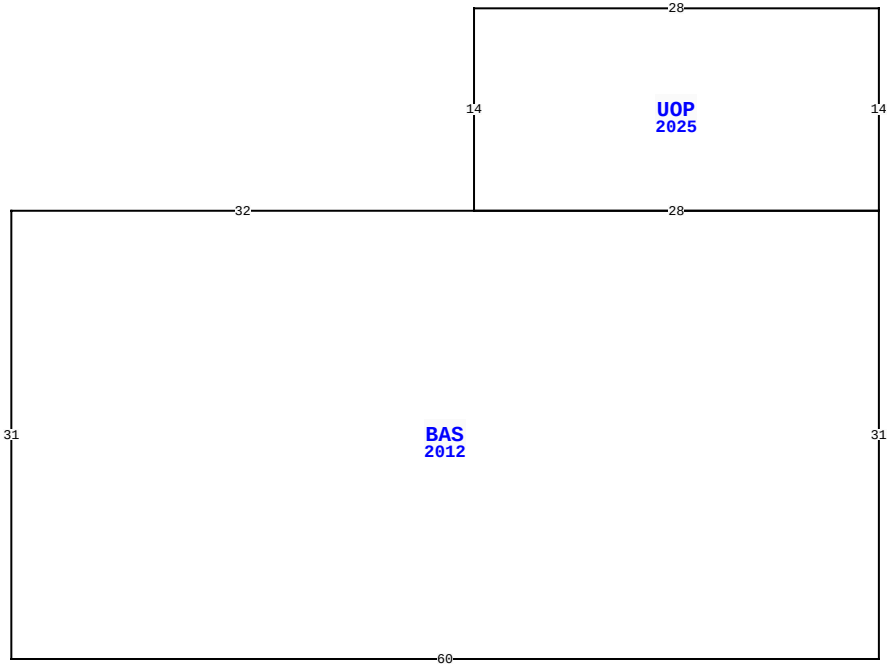
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2012	1,860	151,194
UOP	392	25	2025	98	7,966
TOTALS	2,252			1,958	159,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,958	140.6400	119.54	234,059	2012	2012	0	0	0	32.00	68.00

2 M/H 94+ – 100% - 2013 Heated Area: 1860 HX Base Yr 2013



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

85027 LANA RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		159,160
TOTAL MARKET OB/XF VALUE		7,301
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		251,461
SOH/AGL Deduction		128,171
ASSESSED VALUE		123,290
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,568
TOTAL JUST VALUE		251,461
NCON VALUE		7,966
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,848

RP: 12612698 & 12612700

DW/MH/ID JACFL31165 (A/B) ___ 2013/JACOBSEN/2013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008769	CARPORT (18X25)	13,642	07/29/2024
B240008770	12X24 STRG SHED	18,486	07/29/2024
MH5424	CO ISSUED	0	08/22/2012
E25237	ELEC OTHER	0	07/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/0275	5/23/2022	QC	U	I	11	100
GRANTOR: ADAMS KIMBERLY M & JE						
GRANTEE: ADAMS KIMBERLY M						
1781/0312	2/28/2012	WD	Q	I	01	28,600
GRANTOR: BEVERLY VIRGINIA D						
GRANTEE: ADAMS KIMBERLY M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=0,0] W28 W32 S31 E60 N31 $
UOP=[YR=2025;ORIG=-28,0] E28 N14 W28 S14 $
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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	0351	CARPORT MT	0	100	18	25	450.00	SF	10.00	10.00	100	2006	2006	3	24	1,080	
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2010	2010	3	40	3,456	
3	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2012	2012	3	64	2,765	

LAND DESCRIPTION

TOTAL OB/XF 7,301

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	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/03/2025 BY KWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS