

TRACT 22
IN OR 2634/1843
WILSON NECK HILLS 2 UNR

TOMLIN RICHARD & ELIZABETH
85048 LANA RD
YULEE, FL 32097

2025

43-2N-27-4643-0022-0000

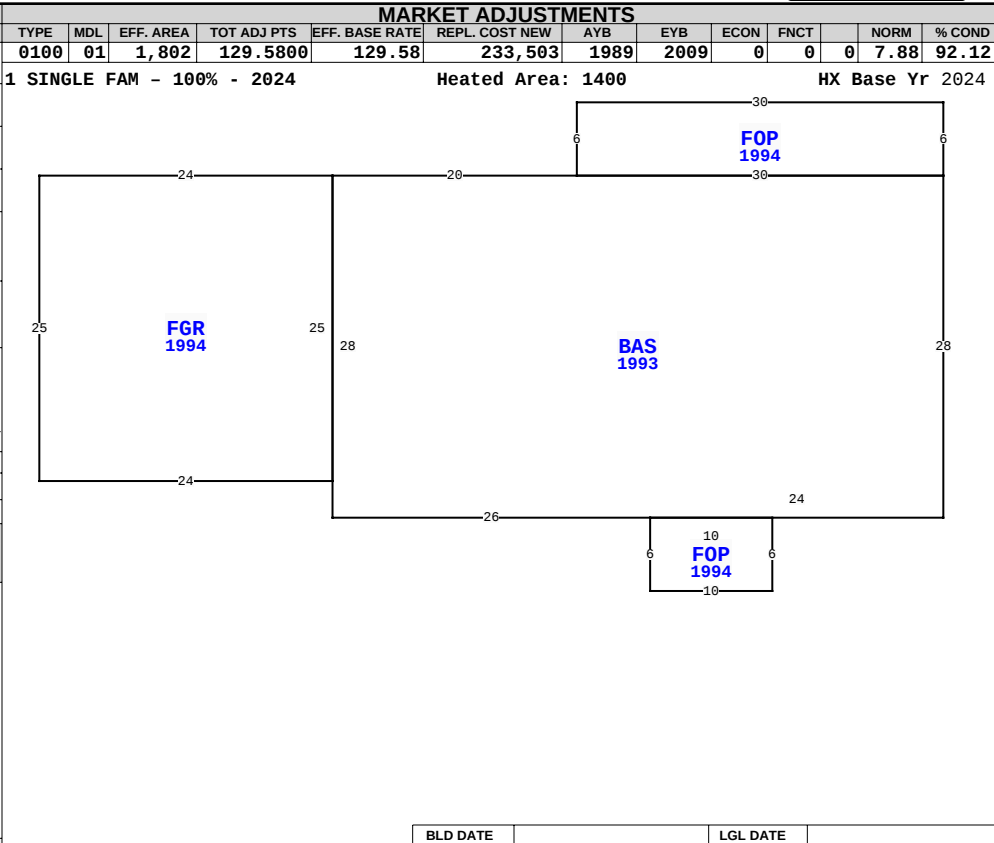


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	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
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
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	1,400	100	1993	1,400	167,117
FGR	600	55	1994	330	39,391
FOP	60	30	1994	18	2,148
FOP	180	30	1994	54	6,446
TOTALS	2,240			1,802	215,103

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	114.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0351	CARPORT MT	0	100	40	12	480.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT	



85048 LANA RD, YULEE	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		226,494	
TOTAL MARKET OB/XF VALUE		7,444	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		318,938	
SOH/AGL Deduction		179,561	
ASSESSED VALUE		139,377	
TOTAL EXEMPTION VALUE		HX HB VX	55,722
BASE TAXABLE VALUE		83,655	
TOTAL JUST VALUE		318,938	
NCON VALUE		4,800	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		298,798	

MISC ASPHALT DRVWY = NV : KW 1/2025			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010416	12 X40 OPEN CARPO	15,408	09/10/2024
94 01331	ADDITION	12,540	09/01/1994
3233	NEW CONSTR	0	10/07/1988
2753	H/AC	3,412	10/06/1988
5148	NEW CONSTR	41,653	09/06/1988
5338	NEW CONSTR	1,500	09/06/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2634/1843	4/27/2023	WD	Q	I	01	349,300	
GRANTOR: CHRISTIE MICHAEL J &							
GRANTEE: TOMLIN RICHARD & EL							
2521/1821	12/08/2021	WD	Q	I	01	288,000	
GRANTOR: PUGH JASON E							
GRANTEE: CHRISTIE MICHAEL J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1994] W30 S6 BAS=[YR=1993] W20 FGR=[YR=1994] W24 S25 E24 N25\$ S28 E26 FOP=[YR=1994] S6E10 N6 W10\$ E24 N28 W30\$ E30 N6\$.											

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