

TRACT 23
IN OR 455 PG 535
ESMT IN OR 459/719

MORGAN DANIEL H & CLAUDIA F
85076 LANA RD
YULEE, FL 32097

2025

43-2N-27-4643-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	1,536	100	1993	1,536	162,387
BAS	544	100	2003	544	57,512
DCK	60	10	2018	6	634
FGR	736	55	1993	405	42,817
FOP	192	30	1993	58	6,132
TOTALS	3,068			2,549	269,482

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0810	CONCRETE A	0 100	33	23	759.00	SF	6.50	6.50	100	1985	1985	3	44	2,171	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
3	0812	CONCRETE C	0 100	0	0	1,340.00	SF	4.00	4.00	100	1990	1990	3	57	3,055	
4	0811	CONCRETE B	0 100	0	0	630.00	SF	5.20	5.20	100	2003	2003	3	82	2,686	
6	0510	GARAGE WD-	0 100	10	24	240.00	SF	35.00	35.00	100	2012	2012	3	64	5,376	
7	0351	CARPORT MT	0 100	40	24	960.00	SF	25.00	25.00	100	2012	2012	3	50	12,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	01/10/2025	BY	KWA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,549	123.6480	123.65	315,184	1985	1995	0	0	0 14.50	85.50	
1 SINGLE FAM - 100% - 0												
Heated Area: 2080 HX Base Yr												

85076 LANA RD, YULEE	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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1	0810	CONCRETE A	0 100	33	23	759.00	SF	6.50	6.50	100	1985	1985	3	44	2,171	
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7	0351	CARPORT MT	0 100	40	24	960.00	SF	25.00	25.00	100	2012	2012	3	50	12,000	

TOTAL OB/XF												
27,248												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00

Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0	Common: 85,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 2									

VALUATION SUMMARY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		314,214
TOTAL MARKET OB/XF VALUE		27,248
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		426,462
SOH/AGL Deduction		228,940
ASSESSED VALUE		197,522
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		146,800
TOTAL JUST VALUE		426,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,400

MODULAR CRPT (24X40) + MODULAR GR/UT (24X10) ARE A

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011009	GARAGE (28X24) /	34,287	12/11/2017
B26076	CARPORT (24X40) +	28,397	05/01/2012
M037561	H/AC	450	10/01/2003
B0311201	NEW CONSTR	24,864	05/01/2003

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD
0456/0631	6/01/1985	WD Q	V
SALE PRICE			
6,500			

GRANTOR:			
GRANTEE:			
0455/0535	5/01/1985	WD Q	V
GRANTOR:			
GRANTEE:			

BUILDING NOTES			
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BUILDING DIMENSIONS			
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BAS=[YR=2003] W34 DCK=[YR=2018] W6 S10 E6 N10\$ S16
BAS=[YR=1993] W14 FGR=[YR=1993] W23 S32 E23 N32\$ S32
FOP=[YR=1993] S8 E24 N8 W24\$ E48 N32W34\$ E34 N16\$.

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ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		31		HARDIE BRD 100		6500		01		1,404		95.6800		35.40		49,702		2003		2015		0		0		0		10.00		90.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		2		GARAGE RES - 100% - 0								Heated Area: 1204																Tax Group: 4					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					314,214				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					27,248				
Interior Floo		03		CONC FINSH 100																												TOTAL LAND VALUE - MARKET					85,000				
Air Condition		01		NONE 100																												TOTAL MARKET VALUE					426,462				
Heating Type		01		NONE 100																												SOH/AGL Deduction					228,940				
Bedrooms				0 100																												ASSESSED VALUE					197,522				
Bathrooms				0 100																												TOTAL EXEMPTION VALUE					HX HB 50,722				
Frame		02		WOOD FRAME 100																												BASE TAXABLE VALUE					146,800				
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