

TRACT 24
IN OR 2518/666
WILSON NECK HILLS 2 UNR

SHUMWAY JERIN & ERIN
85106 LANA RD
YULEE, FL 32097

2025

43-2N-27-4643-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floor	11	CLAY TILE 100
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

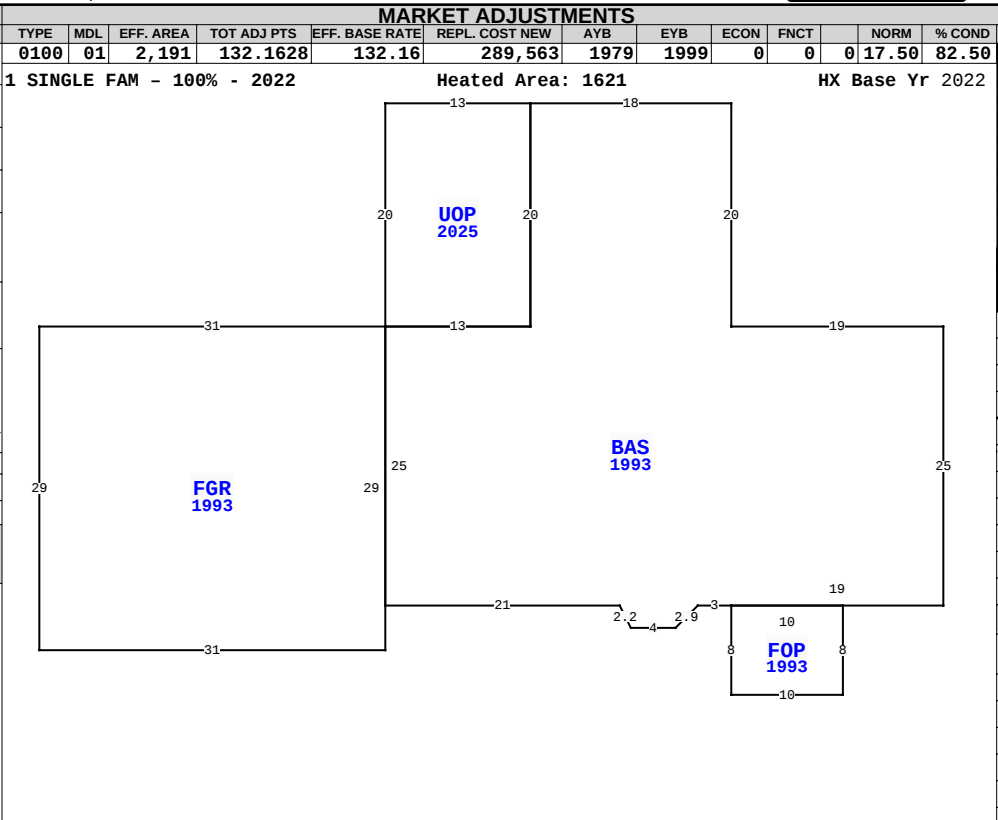
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,621	100	1993	1,621	176,741
FGR	899	55	1993	494	53,862
FOP	80	30	1993	24	2,617
UOP	260	20	2025	52	5,669

TOTALS	2,860			2,191	238,889
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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	12	12	144.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	23	2	46.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	6	11	66.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	11	14	154.00	SF	6.50	6.50	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
6	0812	CONCRETE C	0	100	0	0	1,622.00	SF	4.00	4.00	

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	



85106 LANA RD, YULEE	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	12	12	144.00	SF	6.50	6.50	100	1980	1980	3	30	281	
2	0810	CONCRETE A	0	100	23	2	46.00	SF	6.50	6.50	100	1980	1980	3	30	90	
3	0810	CONCRETE A	0	100	6	11	66.00	SF	6.50	6.50	100	1980	1980	3	30	129	
4	0810	CONCRETE A	0	100	11	14	154.00	SF	6.50	6.50	100	1980	1980	3	30	300	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	42	1,470	
6	0812	CONCRETE C	0	100	0	0	1,622.00	SF	4.00	4.00	100	2000	2000	3	77	4,996	

TOTAL OB/XF											
7,266											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		238,889	
TOTAL MARKET OB/XF VALUE		7,266	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		331,155	
SOH/AGL Deduction		64,988	
ASSESSED VALUE		266,167	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		215,445	
TOTAL JUST VALUE		331,155	
NCON VALUE		5,671	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,648	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4493	NEW CONSTR	16,830	11/12/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/0666	11/18/2021	WD	Q	I	01	318,000
GRANTOR: JOHNSON WRISLEY DALE						
GRANTEE: SHUMWAY JERIN & ERI						
1783/0081	3/01/2012	WD	U	I	38	75,000
GRANTOR: LOVE JESSICA M ET AL						
GRANTEE: JOHNSON WRISLEY DAL						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W19 N20 W18 S20 W13 S25 E21 D2R1 E4 U2R2 E3 E19 N25 \$											
FGR=[YR=1993;ORIG=-50,0] W31 S29 E31 N29 \$											
FOP=[YR=1993;ORIG=-19,25] S8 E10 N8 W10 \$											
UOP=[YR=2025;ORIG=-37,-20] W13 S20 E13 N20 \$											