TRACTS 25 & 26 &
TRACT 7 WILSON NECK #1 UNR
IN OR 833/1632

LLOYD VICTOR D & JEAN S
85146 LANA ROAD
YULEE, FL 32097

2025

43-2N-27-4643-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

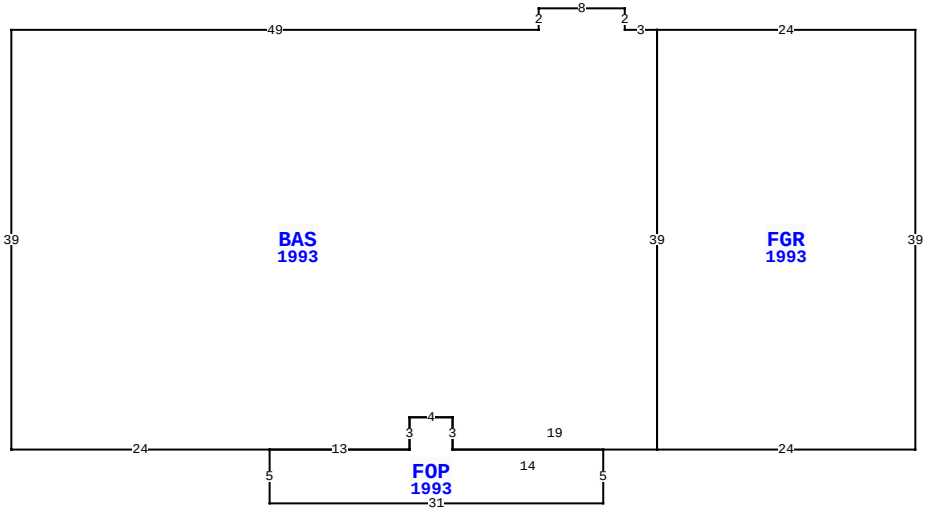
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,344	100	1993	2,344	269,571
FGR	936	55	1993	515	59,227
FOP	167	30	1993	50	5,751
TOTALS	3,447			2,909	334,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,909	104.3400	137.73	400,657	1986	1991	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 1999 Heated Area: 2344 HX Base Yr 1999



85146 LANA RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		334,549
TOTAL MARKET OB/XF VALUE		4,760
TOTAL LAND VALUE - MARKET		238,000
TOTAL MARKET VALUE		577,309
SOH/AGL Deduction		367,883
ASSESSED VALUE		209,426
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,704
TOTAL JUST VALUE		577,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		547,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0833/1632	5/13/1998	WD	U	I	09	135,000
GRANTOR: CAMPBELL JAMES W & SU						
GRANTEE: LLOYD VICTOR & JEAN						
0448/0007	3/01/1985	WD	U	V		6,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] W3 N2 W8 S2 W49 S39 E24
FOP=[YR=1993] S5 E31 N5 W14 N3 W4 S3 W13$ E13 N3 E4 S3 E19
N39$ S39 E24 N39$.

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	0812	CONCRETE C	0	100	35	50	1,750.00	SF	4.00	4.00	100	1995	1995	3	68	4,760	

LAND DESCRIPTION

TOTAL OB/XF 4,760

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		OR	0.00	0.00	2.00	LT		1.00	1.00	0.90	85,000.00	76,500.00	153,000							
2	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 11/13/2019 BY TWA Total Acres: 0.00 Total Land Value: 238,000 Market: 0 Agricultural: 0 Common: 238,000 PRINTED 07/30/2025 BY SYS