TRACT 27
IN OR 2497/1043
R235895 & R235894

KLIMANEK MIROSLAV & LINDA
85184 LANA RD
YULEE, FL 32097

2025

43-2N-27-4643-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

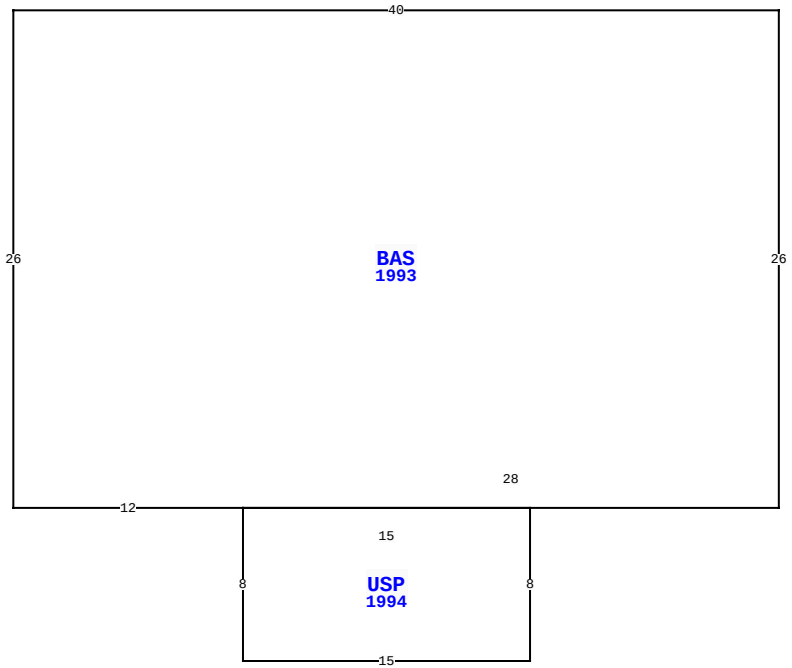
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	06	Quality Level 06
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	1,040	100	1993	1,040	99,778
USP	120	50	1994	60	5,756
TOTALS	1,160			1,100	105,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,100	159.9000	127.92	140,712	1985	2015	0	0	0	25.00	75.00

1 M/H 93- – 100% - 2022 Heated Area: 1040 HX Base Yr 2022



85184 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		105,534
TOTAL MARKET OB/XF VALUE		3,126
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		193,660
SOH/AGL Deduction		43,442
ASSESSED VALUE		150,218
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,496
TOTAL JUST VALUE		193,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01831	REMODEL	2,448	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2497/1043	9/10/2021	WD	Q	I	01	180,000
GRANTOR: WEISS ALICE & THERESA						
GRANTEE: KLIMANEK MIROSLAV &						
2201/0603	4/27/2018	WD	Q	I	01	99,000
GRANTOR: SHARP THOMAS A & VIVI						
GRANTEE: WEISS ALICE & THERE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S26 E12 USP=[YR=1994] S8 E15 N8 W15 $ E28 N26 $.

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	0940	SHEDS/PORT	0	100	12	25	300.00	SF	20.10	20.10	100	1993	1993	3	20	1,206	
2	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	1999	1999	3	20	720	
3	0803	ASPHALT C	0	100	0	0	1,200.00	SF	2.00	2.00	100	1999	1999	3	50	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,126

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	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS