TRACT 28
IN OR 2363/1523
WILSON NECK HILLS 2 UNR

MORGAN PAUL E & DOROTHY H L/E/
85220 LANA ROAD
YULEE, FL 32097

2025

43-2N-27-4643-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 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		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

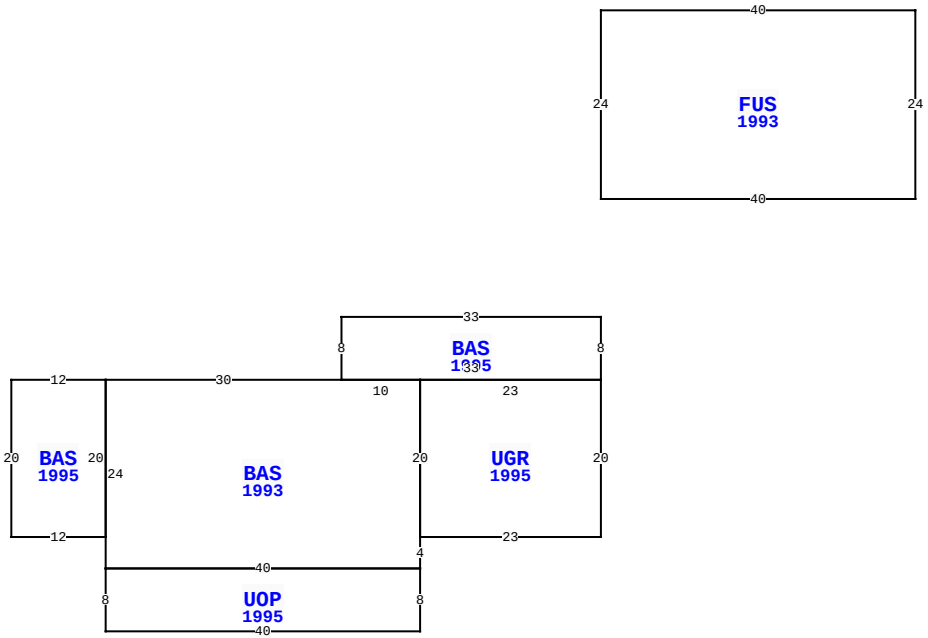
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	85,114
BAS	240	100	1995	240	21,278
BAS	264	100	1995	264	23,406
FUS	960	100	1993	960	85,114
UGR	460	45	1995	207	18,353
UOP	320	20	1995	64	5,674
TOTALS	3,204			2,695	238,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,695	104.0000	104.00	280,280	1989	1994	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 0 Heated Area: 2424 HX Base Yr



85220 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		238,939
TOTAL MARKET OB/XF VALUE		402
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		324,341
SOH/AGL Deduction		162,818
ASSESSED VALUE		161,523
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,801
TOTAL JUST VALUE		324,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01757	ADDITION	25,780	03/01/1995
5480	NEW CONSTR	45,428	01/30/1989
5677	NEW CONSTR	1,883	01/30/1989
2897	H/AC	1,889	01/30/1989
3376	NEW CONSTR	0	01/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2363/1523	5/27/2020	LE	U	I	11	100
GRANTOR: MORGAN PAUL E & DOROT						
GRANTEE: RYAN DEVANE						
0680/1294	5/12/1993	QC	Q	I	01	100
GRANTOR: MORGAN PAUL E						
GRANTEE: MORGAN PAUL E & D H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W33 S8 BAS=[YR=1993] W30 BAS=[YR=1995] W12 S20
E12 N20$ S24 UOP=[YR=1995] S8 E40 N8 W40$ E40 N4
UGR=[YR=1995] E23 N20 W23 S20$ N20 W10$ E33 N8$ PTR=N15
FUS=[YR=1993] E40 N24 W40 S24$ S15$.

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	10	10	100.00	SF	20.10	20.10	100	1989	1989	3	20	402	

LAND DESCRIPTION

TOTAL OB/XF 402

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