

TRACT 30
IN OR 703/102
(EX OR 2183/658)

MULLIN HENRY J SR & CLARA L
85344 LANA ROAD
YULEE, FL 32097

2025

43-2N-27-4643-0030-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
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	05	AVERAGE 100	0800	02	1,620	117.2000	99.62	161,384	2000	2000	0	0	0	56.00	44.00	STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2001														Heated Area: 1620												HX Base Yr 2001											
Roof Cover	03	COMP SHNGL 100	276027 BAS2000																																					
Interior Wall	05	DRYWALL 100																																						
Interior Floo	14	CARPET 80																																						
Interior Floo	08	SHT VINYL 20																																						
Air Condition	03	CENTRAL 100																																						
Heating Type	04	AIR DUCTED 100																																						
Bedrooms		4 100																																						
Bathrooms		2 100																																						
Frame	02	WOOD FRAME 100																																						
Stories	1.	1. 100																																						
Units		0 100																																						
Quality			03	Quality Level 03																																				
DOR CODE			0200MOBILE 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	1,620	100	2000	1,620	71,009																																			
TOTALS			1,620			1,620	71,009																																	
EXTRA FEATURES			85344 LANA RD, YULEE																																					
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	0940	SHEDS/PORT	0	100	20	16	320.00	SF	30.00	30.00	100	1990	1990	3	20	1,920																								
2	0810	CONCRETE A	0	100	0	0	600.00	SF	6.50	6.50	100	2000	2000	3	77	3,003																								
3	0751	UOP	0	100	16	10	160.00	SF	10.00	10.00	100	2001	2001	3	28	448																								
LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																																								