TRACT 32
IN OR 2357/1484
WILSON NECK HILLS 2 UNR

FAN TED
40 PRIVATE DR 1693B
OJO CALIENTE, NM 87549

2025

43-2N-27-4643-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

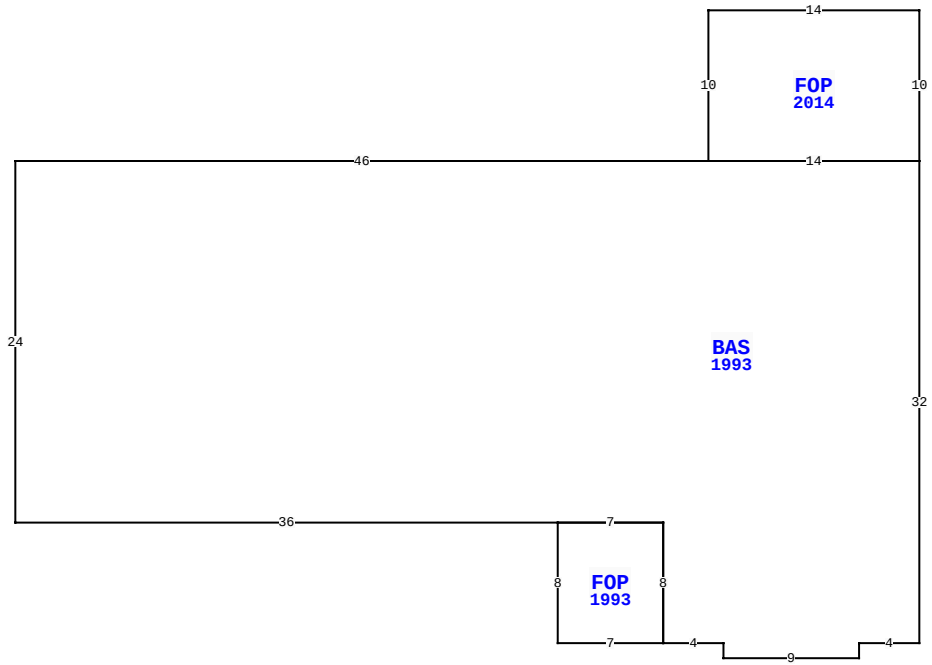
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,585	100	1993	1,585	150,737
FOP	56	30	1993	17	1,617
FOP	140	30	2014	42	3,994
TOTALS	1,781			1,644	156,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,644	135.8640	135.86	223,354	1979	1984	0	0	0	30.00	70.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1585 HX Base Yr



BLD DATE	10/30/2019	KKA	LGL DATE	
XF DATE	10/30/2019	KKA	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

85370 LANA RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	156,348
TOTAL MARKET OB/XF VALUE	9,961
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	251,309
SOH/AGL Deduction	0
ASSESSED VALUE	251,309
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,309
TOTAL JUST VALUE	251,309
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-0207	REPAIR/RRF	1,900	07/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2357/1484	4/27/2020	WD	Q	I	01	210,000
GRANTOR: PARKER SHARON J						
GRANTEE: FAN TED						
2357/1483	12/05/2018	QC	U	I	11	100
GRANTOR: PARKER LYNN ALLEN						
GRANTEE: PARKER SHARON JOHNS						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W14 S10 BAS=[YR=1993] W46 S24 E36
FOP=[YR=1993] S8 E7 N8 W7$ E7 S8 E4 S1 E9 N1 E4 N32 W14 $
E14 N10 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0511	GARAGE CB-	0	0	29	40	1,160.00	SF	24.00	24.00	100	1979	1979	3	29	8,074	
3	0810	CONCRETE A	0	0	8	8	64.00	SF	6.50	6.50	100	1979	1979	3	29	121	
4	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	1979	1979	3	29	226	

LAND DESCRIPTION

TOTAL OB/XF 9,961

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 10/30/2019 BY KKA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS