TRACT 35
IN OR 810/1766
R673704 & R673705

AMBURGEY DIANA/PARKER RICHARD E EST
85450 LANA RD
YULEE, FL 32097

2025

43-2N-27-4643-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

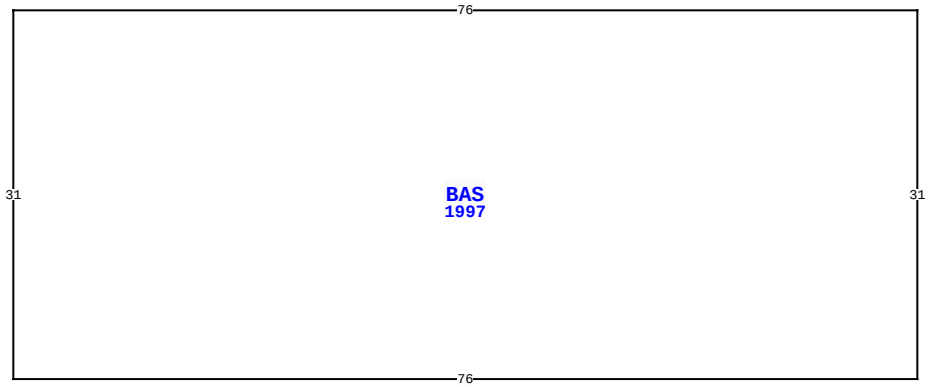
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	1997	2,356	82,425
TOTALS	2,356			2,356	82,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	82.3200	69.97	164,849	1997	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 1998 Heated Area: 2356 HX Base Yr 1998



85450 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		82,424
TOTAL MARKET OB/XF VALUE		11,395
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		178,819
SOH/AGL Deduction		104,911
ASSESSED VALUE		73,908
TOTAL EXEMPTION VALUE	HX HB WX	53,908
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		178,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971935	MH MOVE-ON	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0810/1766	10/23/1997	WD	Q	I		21,000
GRANTOR: MOORE JON M & MERLYNA						
GRANTEE: AMBURGEY DIANA & RI						
0801/1225	7/31/1997	QC	Q	I	06	5,000
GRANTOR: MOORE KATHERINE ANN C						
GRANTEE: MOORE JON M & MERLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W76 S31 E76 N31$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0751	UOP	0	100	0	0	2,976.00	SF	10.00	10.00	100	2002	2002	3	29	8,630	

LAND DESCRIPTION

TOTAL OB/XF 11,395

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 02/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS