TRACT 37
IN OR 723 PG 1240
R106556 & R106557

HARRIS TRAUTE MARIA
85498 LANA ROAD
YULEE, FL 32097

2025

43-2N-27-4643-0037-0000

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	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
Quality	03	Quality Level 03

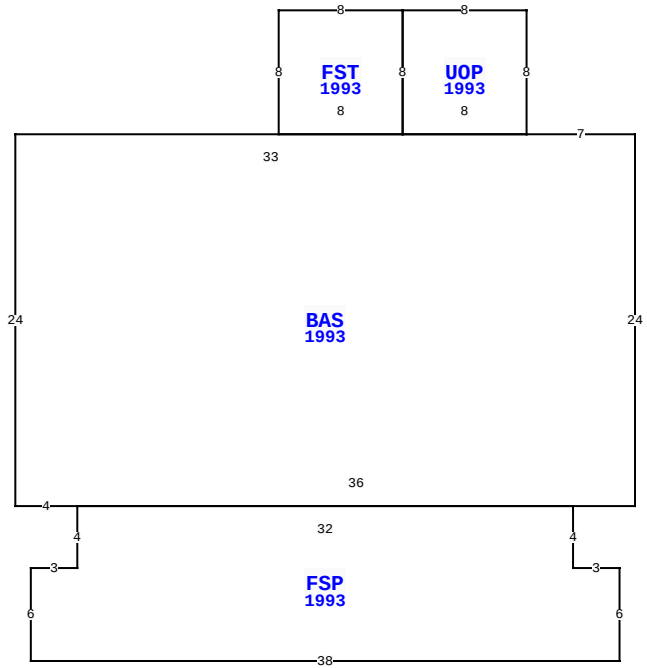
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	28,339
FSP	356	60	1993	214	6,317
FST	64	65	1993	42	1,240
UOP	64	25	1993	16	472
TOTALS	1,444			1,232	36,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,232	123.0000	98.40	121,229	1979	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 960 HX Base Yr



85498 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		36,369
TOTAL MARKET OB/XF VALUE		1,480
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		122,849
SOH/AGL Deduction		83,643
ASSESSED VALUE		39,206
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,206
TOTAL JUST VALUE		122,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4636	ADDITION	3,230	02/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0723/1240	2/08/1995	WD	U	I	10	7,300
GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: HARRIS TRAUTE MARIE						
0369/0486	9/01/1982	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 UOP=[YR=1993] N8 W8 FST=[YR=1993] W8 S8 E8 N8$ S8 E8$ W33 S24 E4 FSP=[YR=1993] S4 W3 S6 E38 N6 W3 N4 W32$ E36 N24$.

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	16	160.00	SF	20.10	20.10	100	1980	1980	3	20	643	
2	0681	POLE SHED	0	100	10	20	200.00	SF	8.85	8.85	100	1980	1980	3	20	354	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	1980	1980	3	20	257	
4	0681	POLE SHED	0	100	8	8	64.00	SF	8.85	8.85	100	1980	1980	3	20	113	
5	0681	POLE SHED	0	100	8	8	64.00	SF	8.85	8.85	100	1980	1980	3	20	113	

LAND DESCRIPTION

TOTAL OB/XF 1,480

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