

TRACT 38
IN OR 2206/544
WILSON NECK HILLS 2 UNR

TRENT PAMELA A
85532 LANA ROAD
YULEE, FL 32097

2025

43-2N-27-4643-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

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	1,604	100	1993	1,604	142,396
FGR	624	55	1993	343	30,450
FOP	126	30	1993	38	3,374
FOP	130	30	1993	39	3,462
FST	36	55	1993	20	1,776

TOTALS 2,520 2,044 181,457

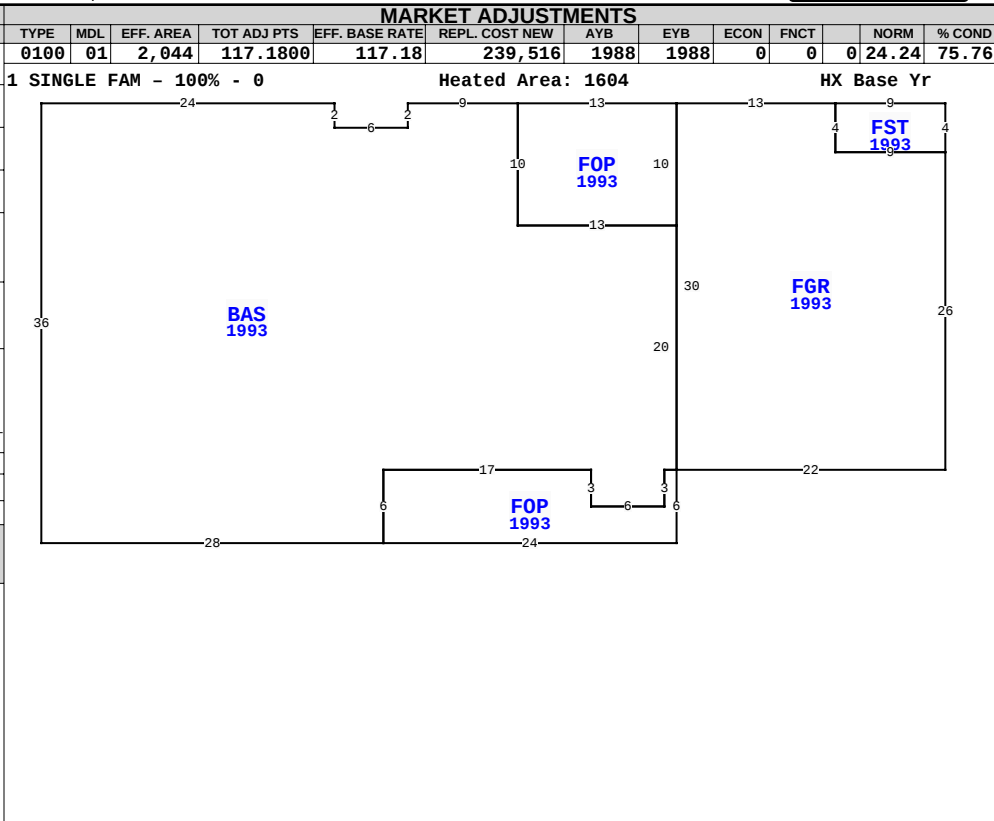
EXTRA FEATURES

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	0812	CONCRETE C	0	100	0	0	2,301.00	SF	4.00	4.00	100	1988	1988	3	52	4,786	
2	0810	CONCRETE A	0	100	0	0	283.00	SF	6.50	6.50	100	1988	1988	3	52	957	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
4	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2020	2020	3	95	4,560	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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



85532 LANA RD, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 12,473

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		189,740
TOTAL MARKET OB/XF VALUE		12,473
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		287,213
SOH/AGL Deduction		127,928
ASSESSED VALUE		159,285
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		103,563
TOTAL JUST VALUE		287,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4982	FOUNDATION	1,000	06/21/1988
2330	H/AC	3,000	10/22/1987
4326	NEW CONSTR	63,880	08/28/1987
4477	NEW CONSTR	0	08/28/1987

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2206/0544	6/26/2018	QC	U	I	11	100

GRANTOR: TRENT WILLIAM JOHN

GRANTEE: TRENT WILLIAM J & P

0439/0780 12/01/1984 WD Q V 7,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W9 FGR=[YR=1993] W13 FOP=[YR=1993] W13
BAS=[YR=1993] W9 S2 W6 N2 W24 S36 E28 FOP=[YR=1993] E24 N6 W1
S3 W6 N3 W17 S6\$ N6 E17 S3 E6 N3 E1 N20 W13 N10\$ S10 E13 N10\$
S30 E22 N26 W9 N4\$ S4E9 N4\$.

PRINTED 07/30/2025 BY SYS

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