

**NELSON BARBARA**  
85592 LANA ROAD  
YULEE, FL 32097

# 2025

[illegible]

TRACT 40  
IN OR 840/884 & OR 1652/1006  
R673919 & R673920

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85592 LANA ROAD  
YULEE, FL 32097

2025

43-2N-27-4643-0040-0000



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 25               | MOD METAL 100    |
| Roof Structur            | 10               | STEEL FRME 100   |
| Roof Cover               | 12               | MODULAR MT 100   |
| Interior Wall            | 07               | NONE 100         |
| Interior Floo            | 03               | CONC FINSH 100   |
| Air Condition            | 01               | NONE 100         |
| Heating Type             | 01               | NONE 100         |
| Bedrooms                 |                  | 0 100            |
| Bathrooms                |                  | 0 100            |
| Frame                    | 05               | STEEL 100        |
| Stories                  | 1.               | 1. 100           |
| Units                    |                  | 0 100            |
| Occupancy                | 00               | NONE 100         |
|                          |                  |                  |
|                          |                  |                  |
|                          |                  |                  |
| Quality                  | 05               | Quality Level 05 |
| DOR CODE                 | 0200 MOBILE HOME |                  |
| MAP NUM                  | MKT AREA 04      |                  |
| NEIGHBORHOOD/LOC         | 4048.00          |                  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 600              | 100              |
|                          | 2022             |                  |
|                          | 600              | 13,025           |
|                          |                  |                  |
| TOTALS                   | 600              | 13,025           |

| MARKET ADJUSTMENTS         |     |           |             |                |                |      |      |           |      |            |        |
|----------------------------|-----|-----------|-------------|----------------|----------------|------|------|-----------|------|------------|--------|
| TYPE                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON      | FNCT | NORM       | % COND |
| 6500                       | 01  | 600       | 60.5000     | 22.38          | 13,428         | 2021 | 2021 | 0         | 0    | 3.00       | 97.00  |
| 3 GARAGE RES - 100% - 1999 |     |           |             |                |                |      |      |           |      |            |        |
| Heated Area: 600           |     |           |             |                |                |      |      |           |      |            |        |
| HX Base Yr 1999            |     |           |             |                |                |      |      |           |      |            |        |
| 24                         |     |           |             |                |                |      |      |           |      |            |        |
| 25                         |     |           |             |                |                |      |      |           |      |            |        |
| BAS<br>2022                |     |           |             |                |                |      |      |           |      |            |        |
| 24                         |     |           |             |                |                |      |      |           |      |            |        |
| 25                         |     |           |             |                |                |      |      |           |      |            |        |
| BLD DATE                   |     |           |             |                |                |      |      | LGL DATE  |      |            |        |
| XF DATE                    |     |           |             |                |                |      |      | LAND DATE |      | 05/09/2025 |        |
|                            |     |           |             |                |                |      |      |           |      | MLU        |        |

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