TRACT 41
IN OR 2686/1899
WILSON NECK HILLS 2 UNR

WREN JOHN R/WREN JOHN JOSEPH
85620 LANA RD
YULEE, FL 32097

2025

43-2N-27-4643-0041-0000

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

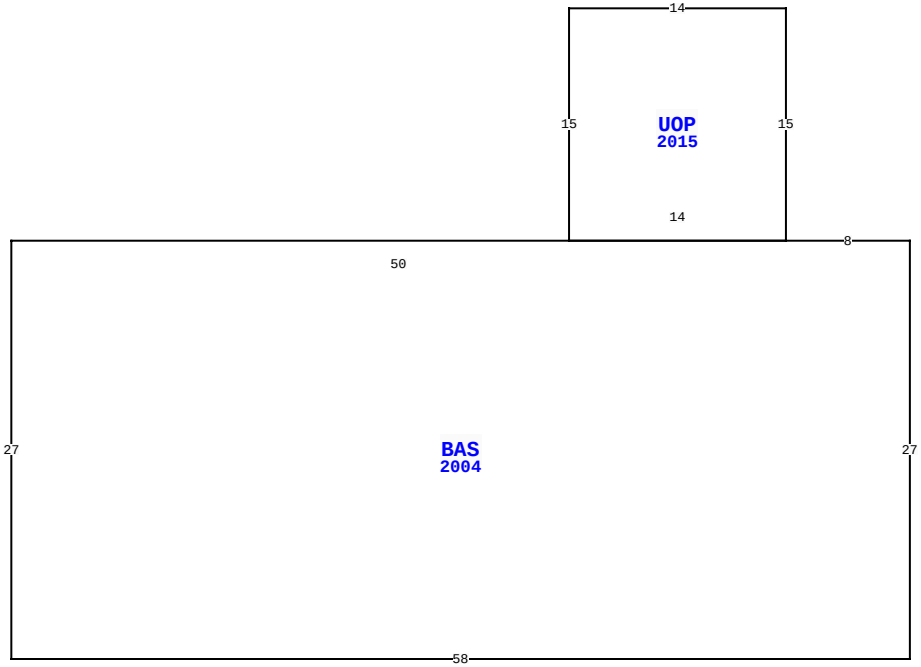
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	2004	1,566	111,578
UOP	210	25	2015	52	3,705
TOTALS	1,776			1,618	115,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,618	161.2000	137.02	221,698	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2023 Heated Area: 1566 HX Base Yr



BLD DATE	09/08/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

85620 LANA RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		127,033
TOTAL MARKET OB/XF VALUE		7,588
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		219,621
SOH/AGL Deduction		8,659
ASSESSED VALUE		210,962
TOTAL EXEMPTION VALUE	13	210,962
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		219,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530785	CARPORT	10,402	07/01/2015
B23756	REMODEL	450	07/01/2010
B0414154	GARAGE	23,760	12/01/2004
MH044295	MH MOVE-ON	0	01/30/2004
7402	MH MOVE-ON	2,000	07/29/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2686/1899	11/20/2023	QC	U	I	11	100
GRANTOR: WREN JOHN R						
GRANTEE: WREN JOHN R						
2326/1288	10/28/2019	QC	U	I	11	100
GRANTOR: WREN JOHN R						
GRANTEE: WREN JOHN R & SHARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W8 UOP=[YR=2015] N15 W14 S15 E14$ W50 S27 E58 N27$.

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	2004	2004	3	87	3,045	
2	1241	WD DECK G	0	100	10	12	120.00	UT	11.50	11.50	100	2010	2010	3	56	773	
3	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2004	2004	3	83	162	
4	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	2010	2010	3	90	140	
5	1241	WD DECK G	0	100	9	6	54.00	UT	11.50	11.50	100	2010	2010	3	56	348	
6	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	2015	2015	3	65	3,120	

LAND DESCRIPTION

TOTAL OB/XF 7,588

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	0006	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

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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

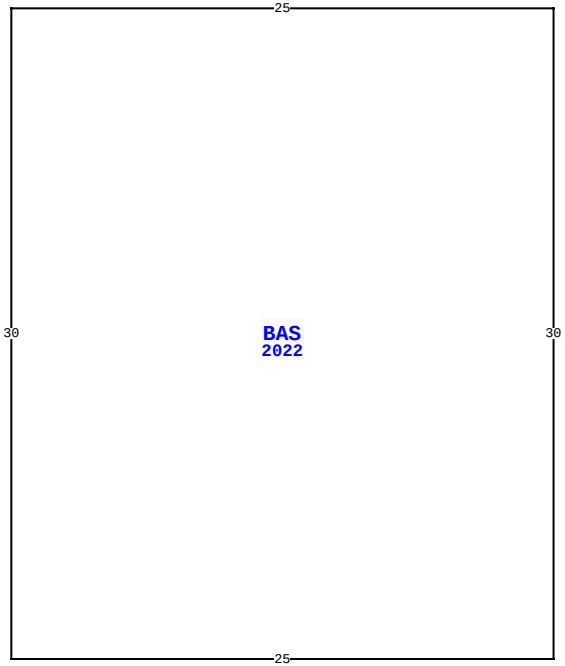
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	2022	750	11,750
TOTALS	750			750	11,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	750	60.5000	22.38	16,785	2004	2004	0	0	0	30.00	70.00

2 GARAGE RES – 100% - 2023 Heated Area: 750 HX Base Yr



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NASSAU COUNTY PROPERTY

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GRANTOR: WREN JOHN R						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 S30 E25 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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