TRACT 42
IN OR 702/609
R673030 & R673031 & R673032

MOORE JON M
85642 LANA ROAD
YULEE, FL 32097-8817

2025

43-2N-27-4643-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

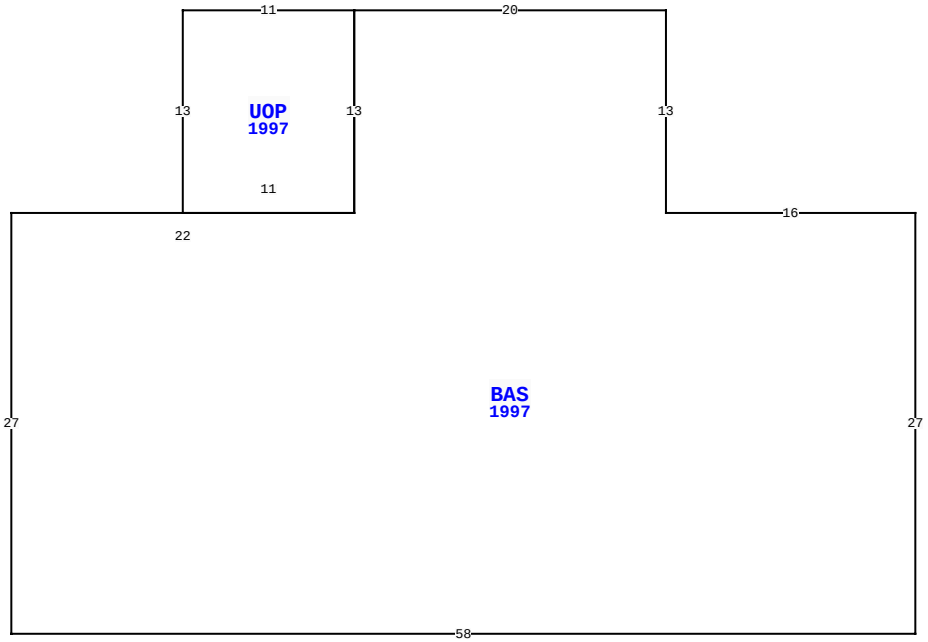
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,826	100	1997	1,826	63,884
UOP	143	25	1997	36	1,260
TOTALS	1,969			1,862	65,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,862	117.6000	99.96	186,126	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2017 Heated Area: 1826 HX Base Yr 2017



85642 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		65,144
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		150,144
SOH/AGL Deduction		58,400
ASSESSED VALUE		91,744
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,022
TOTAL JUST VALUE		150,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971847	MH MOVE-ON	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0802/0329	8/06/1997	WD	U	I	10	6,000
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: MOORE JON M						
0802/0326	8/06/1997	CD	U	I	10	100
GRANTOR: CUSTER GLENNIE V D						
GRANTEE: MOORE JON M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W16 N13 W20 UOP=[YR=1997] W11 S13 E11 N13$ S13 W22 S27 E58 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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