

TRACT 43
IN OR 2427/1744
WILSON NECK HILLS 2 UNR

WYANT LESLIE M
85676 LANA ROAD
YULEE, FL 32097

2025

43-2N-27-4643-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	1,772	100	2005	1,772	199,355
FGR	480	55	2005	264	29,701
FOP	96	30	2005	29	3,262
FOP	108	30	2005	32	3,600
TOTALS	2,456			2,097	235,918

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0510	GARAGE WD-	0	100	24	14	336.00	SF	35.00
2	0811	CONCRETE B	0	100	24	12	288.00	SF	5.20
3	0861	POOL GUNIT	0	100	24	15	360.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	916.00	SF	7.25
5	0911	SCRN RM A	0	100	44	29	1,276.00	SF	17.50
6	0940	SHEDS/PORT	0	100	24	12	288.00	SF	15.00
7	0477	VF 4 SLAT	0	100	0	0	179.00	LF	14.00
8	0810	CONCRETE A	0	100	50	4	200.00	SF	6.50
9	0351	CARPORT MT	0	100	60	20	1,200.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,097	123.9700	123.97	259,965	2005	2005	0	0	9.25	90.75
1 SINGLE FAM - 100% - 1997						Heated Area: 1772		HX Base Yr 1997			
The floor plan diagram shows a large rectangular area divided into three main sections. The top-left section is labeled 'FGR 2005' and has dimensions 20 (width) and 24 (height). The top-right section is labeled 'FOP 2005' and has dimensions 16 (width) and 6 (height). The bottom section is labeled 'BAS 2005' and has dimensions 16 (width) and 6 (height). The overall dimensions of the plan are 20 (width) and 24 (height). The plan is labeled '1 SINGLE FAM - 100% - 1997' and 'Heated Area: 1772'. The 'HX Base Yr 1997' is also indicated.											
BLD DATE								LGL DATE			

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	0510	GARAGE WD-	0	100	24	14	336.00	SF	35.00	35.00	100	1998	1998	3	25	2,940	
2	0811	CONCRETE B	0	100	24	12	288.00	SF	5.20	5.20	100	2005	2005	3	84	1,258	
3	0861	POOL GUNIT	0	100	24	15	360.00	SF	85.00	85.00	100	2010	2010	3	56	17,136	
4	0845	KOOL DECK	0	100	0	0	916.00	SF	7.25	7.25	100	2010	2010	3	90	5,977	
5	0911	SCRN RM A	0	100	44	29	1,276.00	SF	17.50	17.50	100	2010	2010	3	40	8,932	
6	0940	SHEDS/PORT	0	100	24	12	288.00	SF	15.00	15.00	100	2013	2013	3	55	2,376	
7	0477	VF 4 SLAT	0	100	0	0	179.00	LF	14.00	14.00	100	2016	2016	3	89	2,230	
8	0810	CONCRETE A	0	100	50	4	200.00	SF	6.50	6.50	100	2016	2016	3	95	1,235	
9	0351	CARPORT MT	0	100	60	20	1,200.00	SF	10.00	10.00	100	2018	2018	3	78	9,360	

TOTAL OB/XF											51,444		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
06 OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00			

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						235,918					
TOTAL MARKET OB/XF VALUE						51,444					
TOTAL LAND VALUE - MARKET						85,000					
TOTAL MARKET VALUE						372,362					
SOH/AGL Deduction						180,768					
ASSESSED VALUE						191,594					
TOTAL EXEMPTION VALUE						55,722					
BASE TAXABLE VALUE						135,872					
TOTAL JUST VALUE						372,362					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						360,705					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326946	XFOB	0	03/01/2013
B23714	XFOB	23,687	06/01/2010
M0509184	MECH OTHER	0	02/01/2005
B0413588	NEW CONSTR	134,832	09/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2427/1744	1/15/2021	QC	U	I	11	100	
GRANTOR: WYANT LARRY E & LESLI							
GRANTEE: WYANT LARRY E & LES							
0759/1126	5/13/1996	WD	Q	I	01	36,000	
GRANTOR: WYANT LAWRENCE E & LE							
GRANTEE: WYANT LARRY E & LES							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] W22 FOP=[YR=2005] W16 S6 E16 N6\$ S6 W16 N6 W12 FGR=[YR=2005] W20 S24 E20 N24\$ S34 E8 FOP=[YR=2005] S6 E18 N6 W18\$ E18 S8 E12 N2 E12 N40\$.									