BLOCK 1 LOT 6
WILSON NECK LANDING 2 PB 4/72

DAVIES DEBORAH &/GAUSE DANIELLE
85599 LANA RD
YULEE, FL 32097

2025

43-2N-27-4648-0001-0060

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

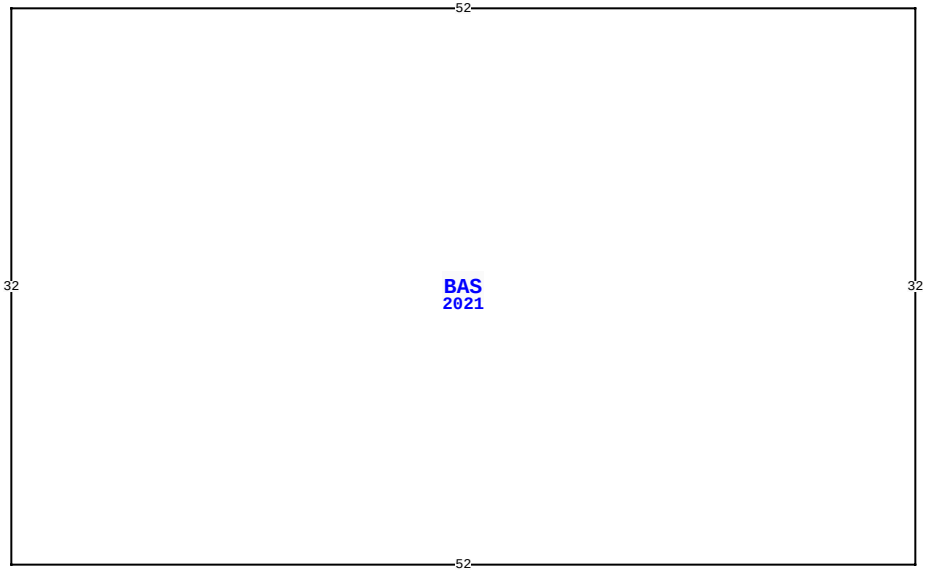
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	2021	1,664	147,075
TOTALS	1,664			1,664	147,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,664	107.2000	91.12	151,624	2021	2021	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2022 Heated Area: 1664 HX Base Yr 2022



85599 LANA RD, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		147,075
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		232,075
SOH/AGL Deduction		70,183
ASSESSED VALUE		161,892
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,170
TOTAL JUST VALUE		232,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003979	CO ISSUED	0	04/01/2021
20012174	MH MOVE-ON	0	12/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2362/1054	5/15/2020	WD	Q	V	02	48,000
GRANTOR: FREEMAN VERONICA & JA						
GRANTEE: DAVIES DEBORAH & DA						
1213/0711	3/08/2004	WD	Q	V		34,500
GRANTOR: EZELL INVESTMENTS INC						
GRANTEE: FREEMAN VERONICA &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W52 S32 E52 N32$.

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
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 05/03/2021 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS