BLOCK 1 LOT 8
IN OR 1859/630
1979 NEWM SW/MH &

HURST CYNTHIA M/THOMAS PATRICIA GARDLINE
85545 LANA RD
YULEE, FL 32097

2025

43-2N-27-4648-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

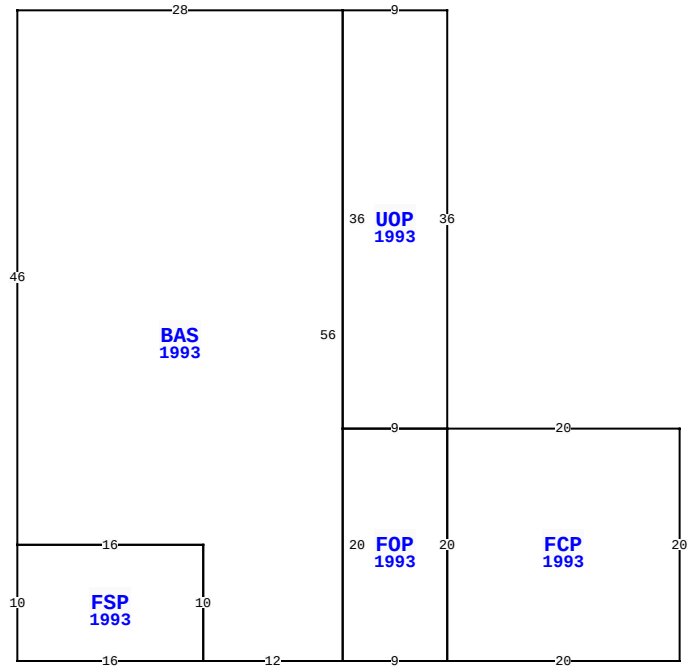
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1993	1,408	34,806
FCP	400	25	1993	100	2,472
FOP	180	30	1993	54	1,335
FSP	160	60	1993	96	2,373
UOP	324	25	1993	81	2,002
TOTALS	2,472			1,739	42,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,739	103.0000	82.40	143,294	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2014 Heated Area: 1408 HX Base Yr 2014



85545 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		42,988
TOTAL MARKET OB/XF VALUE		3,604
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		131,592
SOH/AGL Deduction		86,970
ASSESSED VALUE		44,622
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,622
TOTAL JUST VALUE		131,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1859/0630	5/31/2013	WD	U	I	19	40,000
GRANTOR: TRENT WILLIAM & PAMEL						
GRANTEE: THOMAS PATRICIA GAR						
0304/0750	11/01/1979	WD	U	I		9,500
GRANTOR: PURVIS BOBBY E & PHYL						
GRANTEE: SMITH THOMAS L & CA						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W20 UOP=[YR=1993] N36 W9 BAS=[YR=1993] W28 S46 FSP=[YR=1993] S10 E16 N10 W16 $ E16 S10 E12 FOP=[YR=1993] E9 N20 W9 S20 $ N56 $ S36 E9 $ S20 E20 N20 $.

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	0811	CONCRETE B	0	100	75	12	900.00	SF	5.20	5.20	100	2000	2000	3	77	3,604	

LAND DESCRIPTION

TOTAL OB/XF 3,604

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS