

BLOCK 5 LOT 13
IN OR 1585/346
WILSON NECK LANDING 2 PB 4/72

SUTTON BYROM E
85351 LANA RD
YULEE, FL 32097

2025

43-2N-27-4648-0005-0130



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	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4048.00
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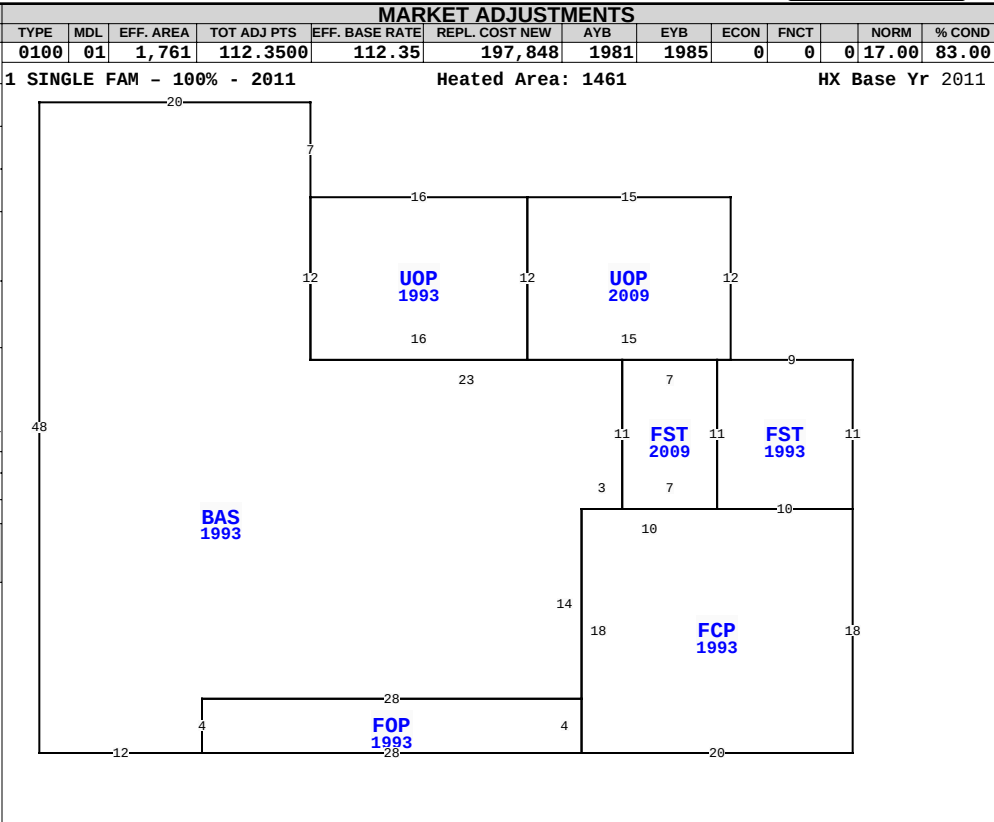
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,461	100	1993	1,461	136,239
FCP	360	25	1993	90	8,393
FOP	112	30	1993	34	3,171
FST	110	55	1993	60	5,595
FST	77	55	2009	42	3,917
UOP	192	20	1993	38	3,543
UOP	180	20	2009	36	3,357

TOTALS	2,492			1,761	164,214
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0	876.00	SF	5.20	5.20
2	0510	GARAGE WD-	0	100	24	36	864.00	SF	35.00	35.00
3	0681	POLE SHED	0	100	12	24	288.00	SF	15.00	15.00
4	0810	CONCRETE A	0	100	24	5	120.00	SF	6.50	6.50

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

REVIEW DATE	02/08/2023	BY	NWA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF										
9,094										

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9,094										

Total Acres:	0.00	Total Land Value:	85,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			180,730
TOTAL MARKET OB/XF VALUE			9,094
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			274,824
SOH/AGL Deduction			138,186
ASSESSED VALUE			136,638
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			85,916
TOTAL JUST VALUE			274,824
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			261,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24003	GARAGE	37,114	10/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1585/0346	9/16/2008	QC	Q	I	01	100	
GRANTOR: SUTTON BYROM E							
GRANTEE: SUTTON ANNIE M & BY							
1534/1698	11/08/2007	QC	Q	I	01	100	
GRANTOR: SUTTON ANNIE M &							
GRANTEE: SUTTON BYROM E							

BUILDING NOTES										
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BUILDING DIMENSIONS										
FST=[YR=1993] W9 UOP=[YR=2009] N12 W15 UOP=[YR=1993] W16 BAS=[YR=1993] N7 W20 S48 E12 FOP=[YR=1993] E28 FCP=[YR=1993] E20 N18 W10 FST=[YR=2009] W7 N11 E7 S11 \$ W10 S18 \$ N4 W28 S4 \$ N4 E28 N14 E3 N11 W23 N12 \$ S12 E16 N12 \$ S12 E15 \$ W1 S11 E10 N11 \$.										

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