

TRACT 22  
IN OR 2634/1843  
WILSON NECK HILLS 2 UNR

TOMLIN RICHARD & ELIZABETH  
85048 LANA RD  
YULEE, FL 32097

2026

43-2N-27-4643-0022-0000



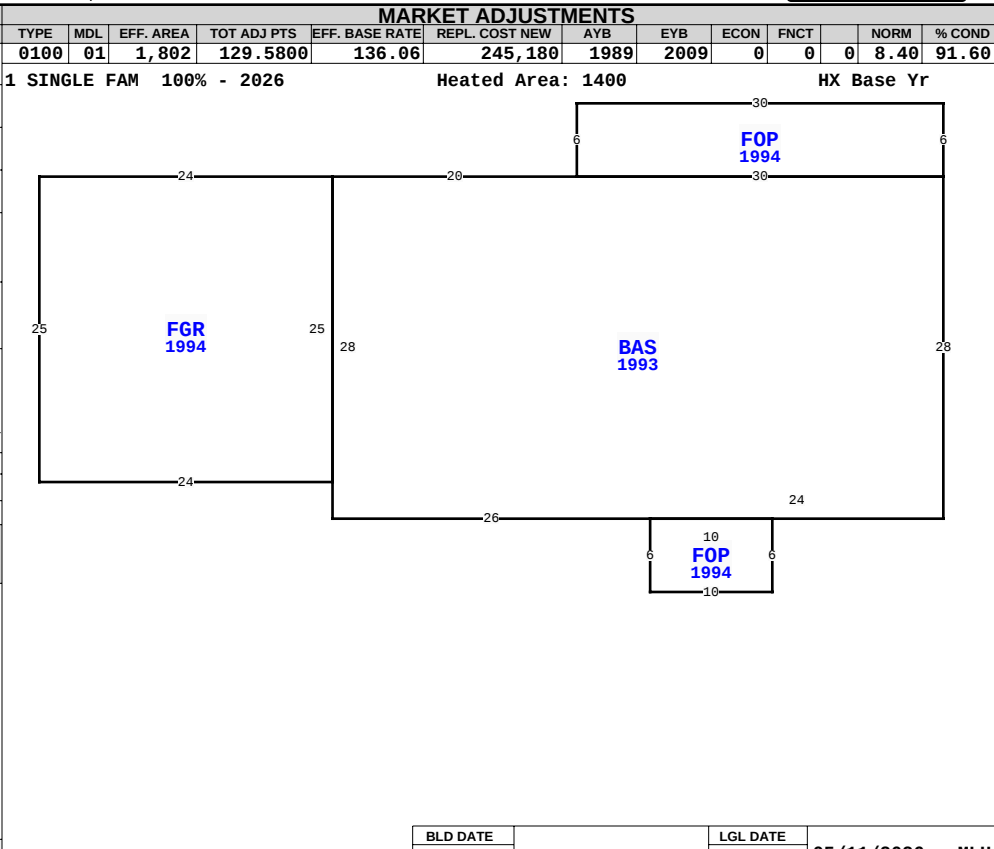
| BUILDING CHARACTERISTICS |         |                  |
|--------------------------|---------|------------------|
| ELEMENT                  | CD      | CONSTRUCTION     |
| Exterior Wall            | 12      | CEDAR 90         |
| Exterior Wall            | 20      | FACE BRICK 10    |
| Roof Structure           | 03      | GABLE/HIP 100    |
| Roof Cover               | 03      | COMP SHNGL 100   |
| Interior Wall            | 05      | DRYWALL 100      |
| Interior Floo            | 13      | LVT/LAMNT 90     |
| Interior Floo            | 11      | CLAY TILE 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              |
| BUD8 Adjustme            | 04      | DIST 01 100      |
| Occupancy                | 00      | NONE 100         |
| Quality                  | 05      | Quality Level 05 |
| 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       | 1,400            | 100         | 1993 | 1,400        | 174,483              |
| FGR       | 600              | 55          | 1994 | 330          | 41,128               |
| FOP       | 60               | 30          | 1994 | 18           | 2,243                |
| FOP       | 180              | 30          | 1994 | 54           | 6,730                |
| TOTALS    | 2,240            |             |      | 1,802        | 224,585              |

| EXTRA FEATURES |            |             |         |     |    |       |    |        |             |
|----------------|------------|-------------|---------|-----|----|-------|----|--------|-------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS | UT | Adj R  | NOTES       |
| 2              | 0500       | FP-PRE FAB  | 0       | 100 | 0  | 0     |    | 1.00   | UT 3,500.00 |
| 3              | 0351       | CARPORT MT  | 0       | 100 | 40 | 12    |    | 480.00 | 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        |

REVIEW DATE 01/10/2025 BY KW



|                      |          |           |            |     |
|----------------------|----------|-----------|------------|-----|
| 85048 LANA RD, YULEE | BLD DATE | LGL DATE  | 05/11/2026 | MLU |
|                      | XF DATE  | LAND DATE |            |     |
|                      | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |         |            |                |            |                             |      |         |      |     |
|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|
| 6,826       | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ |
| 90,000.00   | 1.00    | 90,000.00  | 90,000.00      | 90,000     |                             |      |         |      |     |

Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000

| NASSAU COUNTY PROPERTY              |                   |           | PAGE 1 of 2 | 4 |
|-------------------------------------|-------------------|-----------|-------------|---|
| VALUATION SUMMARY                   |                   |           |             |   |
| VALUATION BY                        |                   | STANDARD  |             |   |
| Tax Group: 4                        |                   | Tax Dist: |             |   |
| BUILDING MARKET VALUE               |                   | 236,591   |             |   |
| TOTAL MARKET OB/XF VALUE            |                   | 6,826     |             |   |
| TOTAL LAND VALUE - MARKET           |                   | 90,000    |             |   |
| TOTAL MARKET VALUE                  |                   | 333,417   |             |   |
| SOH/AGL Deduction                   |                   | 0         |             |   |
| ASSESSED VALUE                      |                   | 333,417   |             |   |
| TOTAL EXEMPTION VALUE               |                   | 13        | 333,417     |   |
| BASE TAXABLE VALUE                  |                   | 0         |             |   |
| TOTAL JUST VALUE                    |                   | 333,417   |             |   |
| NCON VALUE                          |                   | 0         |             |   |
| INCOME VALUE                        |                   |           |             |   |
| PREVIOUS YEAR MKT VALUE             |                   | 318,938   |             |   |
| MISC ASPHALT DRVWY = NV : KW 1/2025 |                   |           |             |   |
|                                     |                   |           |             |   |
|                                     |                   |           |             |   |
|                                     |                   |           |             |   |
|                                     |                   |           |             |   |
| PERMIT NUM                          | DESCRIPTION       | AMT       | ISSUED      |   |
| B240010416                          | 12 X40 OPEN CARPO | 15,408    | 09/10/2024  |   |
| 94 01331                            | ADDITION          | 12,540    | 09/01/1994  |   |
| 3233                                | NEW CONSTR        | 0         | 10/07/1988  |   |
| 2753                                | H/AC              | 3,412     | 10/06/1988  |   |
| 5148                                | NEW CONSTR        | 41,653    | 09/06/1988  |   |
| 5338                                | NEW CONSTR        | 1,500     | 09/06/1988  |   |

| SALES DATA                    |            |           |        |
|-------------------------------|------------|-----------|--------|
| OFF RECORD Number             | DATE       | TYPE INST | RSN CD |
| 2634/1843                     | 4/27/2023  | WD Q      | I 01   |
| GRANTOR: CHRISTIE MICHAEL J & |            |           |        |
| GRANTEE: TOMLIN RICHARD & EL  |            |           |        |
| 2521/1821                     | 12/08/2021 | WD Q      | I 01   |
| GRANTOR: PUGH JASON E         |            |           |        |
| GRANTEE: CHRISTIE MICHAEL J   |            |           |        |

| BUILDING NOTES |  |  |  |
|----------------|--|--|--|
|                |  |  |  |

| BUILDING DIMENSIONS                                                                                                                 |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| FOP=[YR=1994] W30 S6 BAS=[YR=1993] W20 FGR=[YR=1994] W24 S25 E24 N25\$ S28 E26 FOP=[YR=1994] S6E10 N6 W10\$ E24 N28 W30\$ E30 N6\$. |  |  |  |

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| BUILDING CHARACTERISTICS |                  |                             |
|--------------------------|------------------|-----------------------------|
| ELEMENT                  | CD               | CONSTRUCTION                |
| Exterior Wall            | 05               | AVERAGE 100                 |
| Roof Structur            | 03               | GABLE/HIP 100               |
| Roof Cover               | 03               | COMP SHNGL 100              |
| Interior Wall            | 04               | PLYWOOD 100                 |
| Interior Floo            | 03               | CONC FINSH 100              |
| Air Condition            | 02               | WINDOW 100                  |
| Heating Type             | 01               | NONE 100                    |
| Bedrooms                 |                  | 0 100                       |
| Bathrooms                |                  | 0 100                       |
| Frame                    | 02               | WOOD FRAME 100              |
| Stories                  | 1.               | 1. 100                      |
| Units                    |                  | 0 100                       |
| 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                 |
| BAS                      | 624              | 100                         |
|                          |                  | YEAR 2021                   |
|                          |                  | TOT ADJ AREA 624            |
|                          |                  | SUBAREA MARKET VALUE 12,006 |
| TOTALS                   | 624              | 624 12,006                  |

| MARKET ADJUSTMENTS                                                                                |     |             |             |                  |                |      |      |            |      |            |       |        |
|---------------------------------------------------------------------------------------------------|-----|-------------|-------------|------------------|----------------|------|------|------------|------|------------|-------|--------|
| TYPE                                                                                              | MDL | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE   | REPL. COST NEW | AYB  | EYB  | ECON       | FNCT |            | NORM  | % COND |
| 6500                                                                                              | 01  | 624         | 98.6700     | 38.48            | 24,012         | 1987 | 1987 | 0          | 0    | 0          | 50.00 | 50.00  |
| 2 GARAGE RES                                                                                      |     | 100% - 2026 |             | Heated Area: 624 |                |      |      | HX Base Yr |      |            |       |        |
| <div><div></div><div>24</div><div>26</div><div>24</div><div>26</div><div>BAS<br/>2021</div></div> |     |             |             |                  |                |      |      |            |      |            |       |        |
|                                                                                                   |     |             |             | BLD DATE         |                |      |      | LGL DATE   |      |            |       |        |
|                                                                                                   |     |             |             | XF DATE          |                |      |      | LAND DATE  |      | 05/11/2026 |       | MLU    |