

TRACT 23
IN OR 455 PG 535
ESMT IN OR 459/719

MORGAN DANIEL H & CLAUDIA F
85076 LANA RD
YULEE, FL 32097

2026

43-2N-27-4643-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	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	1,536	100	1993	1,536	169,506
BAS	544	100	2003	544	60,034
DCK	60	10	2018	6	662
FGR	736	55	1993	405	44,694
FOP	192	30	1993	58	6,401
TOTALS	3,068			2,549	281,296

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00
5	0510	GARAGE WD-	0	100	10	24	240.00	SF 35.00	35.00
6	0351	CARPORT MT	0	100	40	24	960.00	SF 10.00	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	2,549	123.6480	129.83	330,937	1985	1995	0	0	0	15.00	85.00	
1 SINGLE FAM 100% - 0													
Heated Area: 2080 HX Base Yr													
85076 LANA RD, YULEE													

BLD DATE		LGL DATE	05/11/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					327,929				
TOTAL MARKET OB/XF VALUE					11,250				
TOTAL LAND VALUE - MARKET					90,000				
TOTAL MARKET VALUE					429,179				
SOH/AGL Deduction					226,324				
ASSESSED VALUE					202,855				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					151,444				
TOTAL JUST VALUE					429,179				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					426,462				

MODULAR CRPT (24X40) + MODULAR GR/UT (24X10) ARE A			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011009	GARAGE (28X24) /	34,287	12/11/2017
B26076	CARPORT (24X40) +	28,397	05/01/2012
M037561	H/AC	450	10/01/2003
B0311201	NEW CONSTR	24,864	05/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0456/0631	6/01/1985	WD	Q	V		6,500	
GRANTOR:							
GRANTEE:							
0455/0535	5/01/1985	WD	Q	V		9,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W34 DCK=[YR=2018] W6 S10 E6 N10\$ S16 BAS=[YR=1993] W14 FGR=[YR=1993] W23 S32 E23 N32\$ S32 FOP=[YR=1993] S8 E24 N8 W24\$ E48 N32W34\$ E34 N16\$.									

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