TRACT 27
IN OR 2497/1043
R235895 & R235894

KLIMANEK MIROSLAV & LINDA
85184 LANA RD
YULEE, FL 32097

2026

43-2N-27-4643-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

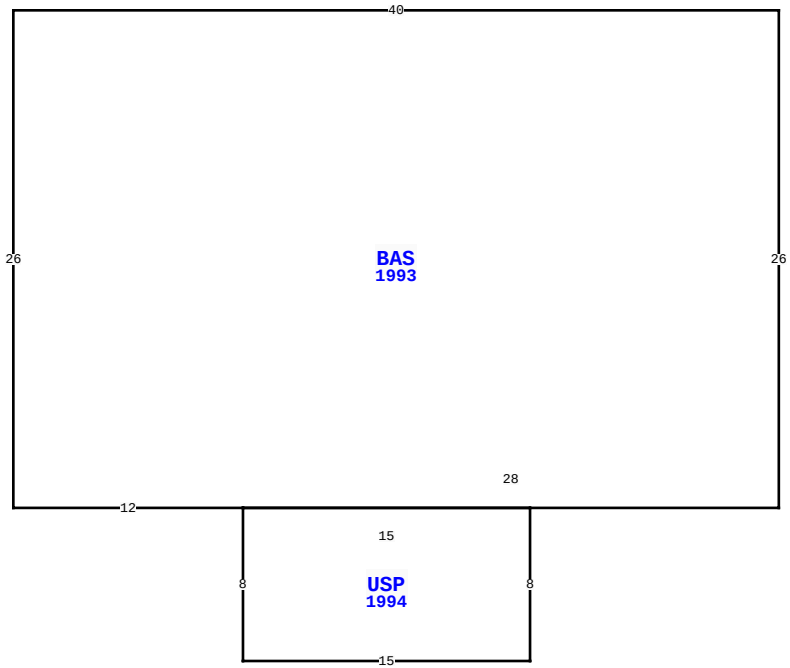
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	06	Quality Level 06
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	1,040	100	1993	1,040	101,777
USP	120	50	1994	60	5,872
TOTALS	1,160			1,100	107,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,100	159.9000	135.92	149,512	1985	2015	0	0	0	28.00	72.00

1 M/H 93- 100% - 2022 Heated Area: 1040 HX Base Yr 2022



85184 LANA RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		107,649
TOTAL MARKET OB/XF VALUE		2,520
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		200,169
SOH/AGL Deduction		45,895
ASSESSED VALUE		154,274
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,863
TOTAL JUST VALUE		200,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01831	REMODEL	2,448	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2497/1043	9/10/2021	WD	Q	I	01	180,000
GRANTOR: WEISS ALICE & THERESA						
GRANTEE: KLIMANEK MIROSLAV &						
2201/0603	4/27/2018	WD	Q	I	01	99,000
GRANTOR: SHARP THOMAS A & VIVI						
GRANTEE: WEISS ALICE & THERE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S26 E12 USP=[YR=1994] S8 E15 N8 W15 $ E28 N26 $.

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	0940	SHEDS/PORT	0	100	12	25	300.00	SF	30.00	30.00	100	1993	1993	3	20	1,800	
2	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	1999	1999	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS