TRACT 30
IN OR 703/102
(EX OR 2183/658)

MULLIN HENRY J SR & CLARA L
85344 LANA ROAD
YULEE, FL 32097

2026

43-2N-27-4643-0030-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

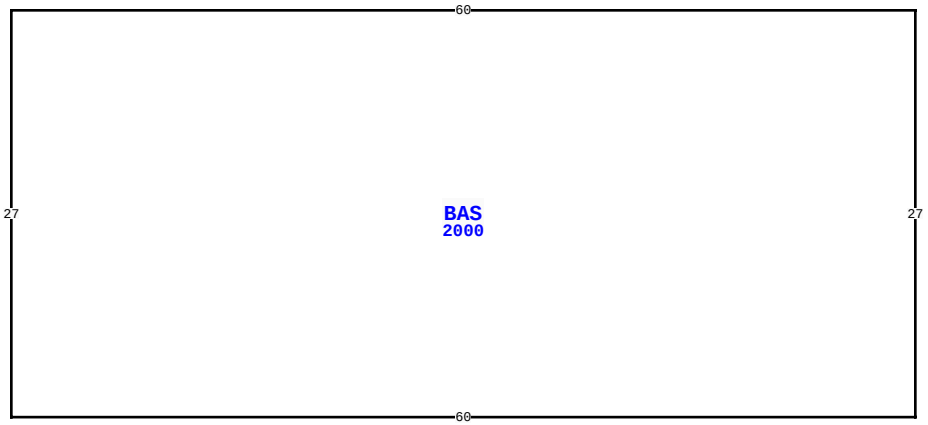
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2000	1,620	71,769
TOTALS	1,620			1,620	71,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.2000	105.48	170,878	2000	2000	0	0	0	58.00	42.00

1 M/H 94+ 100% - 2001 Heated Area: 1620 HX Base Yr 2001



85344 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		71,769
TOTAL MARKET OB/XF VALUE		2,352
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		164,121
SOH/AGL Deduction		93,480
ASSESSED VALUE		70,641
TOTAL EXEMPTION VALUE	HX HB	45,641
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		164,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B07469	FOUNDATION	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0703/0102	4/25/1994	WD	U	V	10	7,000

GRANTOR: SHEFFIELD WM F ETAL
GRANTEE: MULLIN HENRY SR & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W60 S27 E60 N27 $.

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	20	16	320.00	SF	30.00	30.00	100	1990	1990	3	20	1,920	
3	0751	UOP	0	100	16	10	160.00	SF	10.00	10.00	100	2001	2001	3	27	432	

LAND DESCRIPTION

TOTAL OB/XF 2,352

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