TRACT 31 & PT TRACT 30
IN OR 2183/660
WILSON NECK HILLS 2 UNR

LEVITT MICHELLE LEE SMITH
85352 LANA RD
YULEE, FL 32097

2026

43-2N-27-4643-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

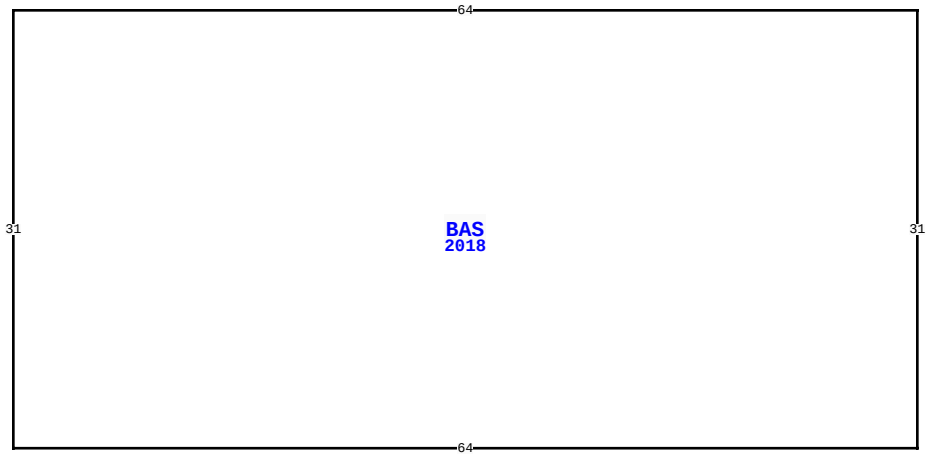
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	2018	1,984	177,274
TOTALS	1,984			1,984	177,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,984	116.8000	105.12	208,558	2018	2018	0	0	0	15.00	85.00

1 M/H 94+ 100% - 2021 Heated Area: 1984 HX Base Yr 2021



85352 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		177,274
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		267,274
SOH/AGL Deduction		80,283
ASSESSED VALUE		186,991
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,580
TOTAL JUST VALUE		267,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007891	CO ISSUED	0	08/02/2018
18005619	MH MOVE-ON	0	06/04/2018
94-540	MH MOVE-ON	27,000	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2336/1265	1/07/2020	WD	U	I	11	100
GRANTOR: SMITH MICHELLE L F/K/						
GRANTEE: SMITH MICHELLE L						
2183/0660	3/09/2018	WD	U	I	11	100
GRANTOR: SMITH MICHELLE MULLIN						
GRANTEE: SMITH MICHELLE LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W64 S31 E64 N31$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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