TRACT 34
OR 456/409 & OR 610/90
WILSON NECK HILLS 2 UNR

ALLIGOOD ANGELA G
8750 OSPREY LANE
JACKSONVILLE, FL 32217-4753

**2026**

**43-2N-27-4643-0034-0000**

## 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 | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |

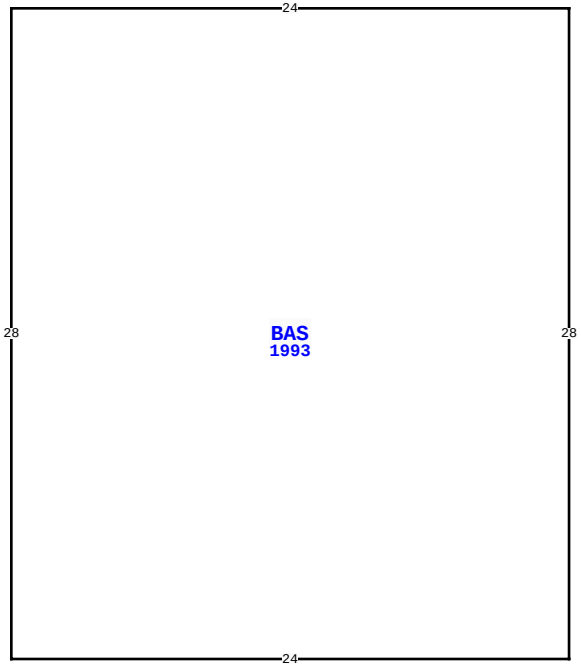
| | | |
|---|---|---|
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0700 | MISC RESIDENTIAL |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4048.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 672 | 100 | 1993 | 672 | 8,793 |
| TOTALS | 672 | | | 672 | 8,793 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 672 | 67.1000 | 26.17 | 17,586 | 1980 | 1980 | 0 | 0 | 0 | 50.00 | 50.00 |

1 GARAGE RES 0% - 0 Heated Area: 672 HX Base Yr




85428 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 | 8,793 |
| TOTAL MARKET OB/XF VALUE | 12,000 |
| TOTAL LAND VALUE - MARKET | 90,000 |
| TOTAL MARKET VALUE | 110,793 |
| SOH/AGL Deduction | 24,802 |
| ASSESSED VALUE | 85,991 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 85,991 |
| TOTAL JUST VALUE | 110,793 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 104,584 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0610/0090 | 10/17/1990 | WD | U | I | 10 | 6,500 |
| GRANTOR: PHILIPS ELISE ET AL | | | | | | |
| GRANTEE: ALLIGOOD ANGELA G | | | | | | |
| 0321/0119 | 9/08/1980 | CD | U | V | | 5,000 |
| GRANTOR: PHILIPS ELISE | | | | | | |
| GRANTEE: ROUNTREE HARRY F & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W24 S28 E24 N28$.

## 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 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 0 | 0 | 3 | 100 | 6,000 | |
| 2 | 0936 | SEPTC TANK | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 0 | 0 | 3 | 100 | 6,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,000

| 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 | 0 | 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 02/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS