

HARRIS TRAUTE MARIA
85498 LANA ROAD
YULEE, FL 32097

43-2N-27-4643-0037-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
ELEMENT		CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Exterior Wall		05		AVERAGE 100		0820		02		1,232		123.0000		104.55		128,806		1979		1984		0		0		0 70.00		30.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Roof Structur		03		GABLE/HIP 100		1		M/H 93-		100%		- 0		Heated Area: 960										HX Base Yr																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Roof Cover		12		MODULAR MT 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Interior Wall		04		PLYWOOD 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Interior Floo		14		CARPET 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Air Condition		03		CENTRAL 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Heating Type		04		AIR DUCTED 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Bedrooms				3 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Bathrooms				1.5 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Frame		02		WOOD FRAME 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Stories		1.		1. 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Units				0 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
BUD8 Adjustme		04		DIST 01 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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		960		100		1993		960		30,110																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
FSP		356		60		1993		214		6,712																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
FST		64		65		1993		42		1,317																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
UOP		64		25		1993		16		502																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
TOTALS		1,444						1,232		38,642																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
EXTRA FEATURES										85498 LANA RD, YULEE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
BLD DATE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
XF DATE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
INC DATE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
LGL DATE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
LAND DATE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
AG DATE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
05/11/2026																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
MLU																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
BUILDING NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
BUILDING DIMENSIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
BAS=[YR=1993] W7 UOP=[YR=1993] N8 W8 FST=[YR=1993] W8 S8 E8 N8\$ S8 E8\$ W33 S24 E4 FSP=[YR=1993] S4 W3 S6 E38 N6 W3 N4 W32\$ E36 N24\$.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
LAND DESCRIPTION										TOTAL OB/XF										2,328																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT 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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		</	