

TRACT 39
IN OR 2789/846
WILSON NECK HILLS #2 UNR

CRIDER CYNTHIA DIANE L/E/
85556 LANA RD
YULEE, FL 32097

2026

43-2N-27-4643-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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	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	1,296	100	1993	1,296	34,965
TOTALS	1,296			1,296	34,965

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0751	UOP	0	100	6	12			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D				
1	000100	C	RES	100	0006				

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0820	02	1,296	105.8000	89.93	116,549	1975	1995	0	0	0	70.00	30.00		
1 M/H 93- 100% - 2013 Heated Area: 1296 HX Base Yr 2013														
24 54 24 BAS 1993														
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/11/2026 MLU														

TOTAL OB/XF														
180														

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														PAGE 1 of 1 4
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										34,965				
TOTAL MARKET OB/XF VALUE										180				
TOTAL LAND VALUE - MARKET										90,000				
TOTAL MARKET VALUE										125,145				
SOH/AGL Deduction										86,938				
ASSESSED VALUE										38,207				
TOTAL EXEMPTION VALUE										25,000				
BASE TAXABLE VALUE										13,207				
TOTAL JUST VALUE										125,145				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										118,095				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7317	MH MOVE-ON	10,000	06/03/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2789/846	5/22/2025	LE U	I	I	11	100			
GRANTOR: CRIDER CYNTHIA DIANE									
GRANTEE: DEESE REBECCA ALICE									
1822/1806	11/02/2012	WD U	I	I	30	49,500			
GRANTOR: BLACK GLENDA C									
GRANTEE: CRIDER CYNTHIA DIANE									

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1993] W54 S24 E54 N24 \$.														