

NELSON BARBARA
85592 LANA ROAD
YULEE, FL 32097

2026



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43-2N-27-4643-0040-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3				4							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		25		MOD METAL 100		6500		01		600		57.7500		22.52		13,512		2004		2004		0		0		0		32.00		68.00		VALUATION BY					STANDARD				
Roof Structur		10		STEEL FRME 100		4		GARAGE RES		100%		- 1999		Heated Area: 600		HX Base Yr 1999																									
Roof Cover		12		MODULAR MT 100		24 25 24 25 BAS 2022																																			
Interior Wall		07		NONE 100																																					
Interior Floo		03		CONC FINSH 100																																					
Air Condition		01		NONE 100																																					
Heating Type		01		NONE 100																																					
Bedrooms		0		100																																					
Bathrooms		0		100																																					
Frame		05		STEEL 100																																					
Stories		1.		1. 100																																					
Units		0		100																																					
Occupancy		00		NONE 100																																					
Quality		04		Quality Level 04																																					
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		600		100		2022		600		9,188																															
TOTALS		600						600		9,188																															
EXTRA FEATURES												85592 LANA RD, YULEE																													
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											