

TRACT 43
IN OR 2427/1744
WILSON NECK HILLS 2 UNR

WYANT LESLIE M
85676 LANA ROAD
YULEE, FL 32097

2026

43-2N-27-4643-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
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	1,772	100	2005	1,772	208,172
FGR	480	55	2005	264	31,014
FOP	96	30	2005	29	3,407
FOP	108	30	2005	32	3,759
TOTALS	2,456			2,097	246,352

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	24	14	336.00	SF	35.00	35.00	
3	0860	POOL/SPA	0	100	24	0	1.00	UT	50,000.00	50,000.00	
5	0911	SCRN RM A	0	100	44	29	1,276.00	SF	18.00	18.00	
6	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	
9	0351	CARPORT MT	0	100	60	20	1,200.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,097	123.9700	130.17	272,966	2005	2005	0	0	9.75	90.25
1 SINGLE FAM 100% - 1997 Heated Area: 1772 HX Base Yr 1997											

85676 LANA RD, YULEE	BLD DATE	LGL DATE	05/11/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		246,352	
TOTAL MARKET OB/XF VALUE		66,561	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		402,913	
SOH/AGL Deduction		206,146	
ASSESSED VALUE		196,767	
TOTAL EXEMPTION VALUE	WX HX HB	56,411	
BASE TAXABLE VALUE		140,356	
TOTAL JUST VALUE		402,913	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		372,362	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326946	XFOB	0	03/01/2013
B23714	XFOB	23,687	06/01/2010
M0509184	MECH OTHER	0	02/01/2005
B0413588	NEW CONSTR	134,832	09/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2427/1744	1/15/2021	QC	U	I	11	100	
GRANTOR: WYANT LARRY E & LESLI							
GRANTEE: WYANT LARRY E & LES							
0759/1126	5/13/1996	WD	Q	I	01	36,000	
GRANTOR: WYANT LAWRENCE E & LE							
GRANTEE: WYANT LARRY E & LES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W22 FOP=[YR=2005] W16 S6 E16 N6\$ S6 W16 N6 W12 FGR=[YR=2005] W20 S24 E20 N24\$ S34 E8 FOP=[YR=2005] S6 E18 N6 W18\$ E18 S8 E12 N2 E12 N40\$.											