TRACT 45
OR 2601/406
WILSON NECK HILLS 2 UNR

STRAUSSER ROY S L/E/
85153 LANA RD
YULEE, FL 32097

2026

43-2N-27-4643-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

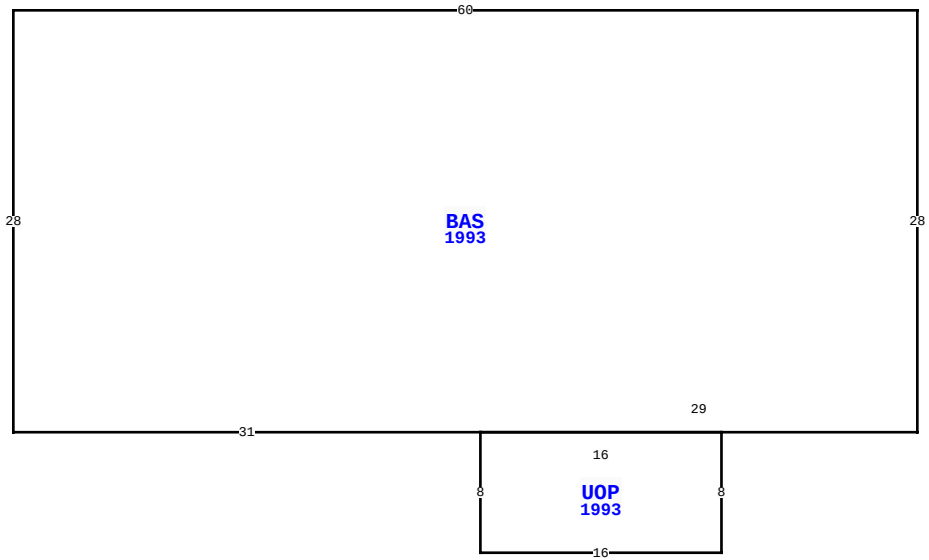
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,680	100	1993	1,680	47,552
UOP	128	25	1993	32	906
TOTALS	1,808			1,712	48,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,712	111.0000	94.35	161,527	1979	1979	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1680 HX Base Yr



85153 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		57,662
TOTAL MARKET OB/XF VALUE		1,164
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		148,826
SOH/AGL Deduction		87,022
ASSESSED VALUE		61,804
TOTAL EXEMPTION VALUE	HX HB WR	41,804
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		148,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7601	REMODEL	3,000	10/14/1991
7102	XFOB	13,980	03/20/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2601/0406	11/07/2022	QC	U	I	11	100
GRANTOR: STRAUSSER ROY S						
GRANTEE: MONDS DEBRA & JEAN						
0692/0824	11/17/1993	WD	U	I	10	6,900
GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: STRAUSSER ROY & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E31 UOP=[YR=1993] S8 E16 N8 W16$ E29 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	0940	SHEDS/PORT	0	100	13	10	130.00	SF	30.00	30.00	100	1990	1990	3	20	780	
2	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	1990	1990	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 1,164

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	100	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

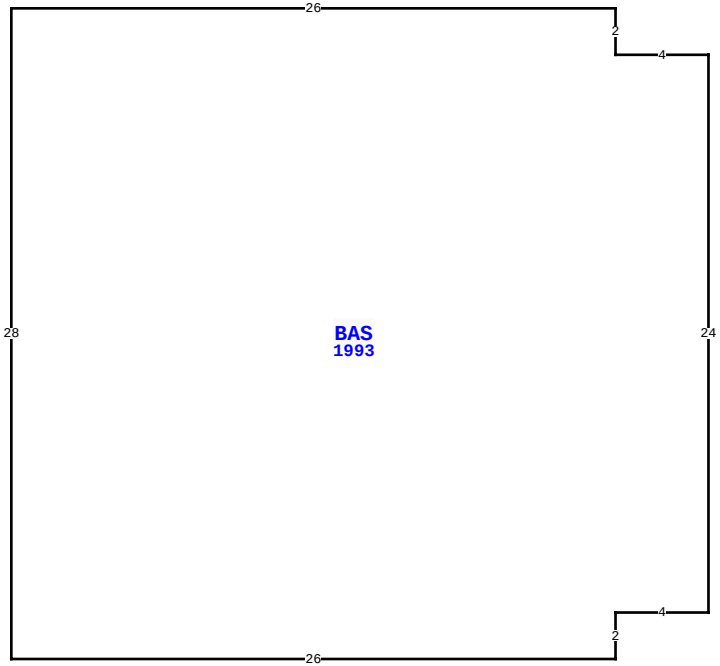
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	824	100	1993	824	9,204
TOTALS	824			824	9,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	824	57.2880	22.34	18,408	1991	1991	0	0	0	50.00	50.00

2 GARAGE RES 100% - 0 Heated Area: 824 HX Base Yr



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GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: STRAUSSER ROY & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N2 W26 S28 E26 N2 E4 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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