BLOCK 1 LOT 7
IN OR 721 PG 1909
R408026 & R408027

HARPE CONNIE D
85074 JESSIE LANE
YULEE, FL 32097

2026

43-2N-27-4648-0001-0070

BUILDING CHARACTERISTICS

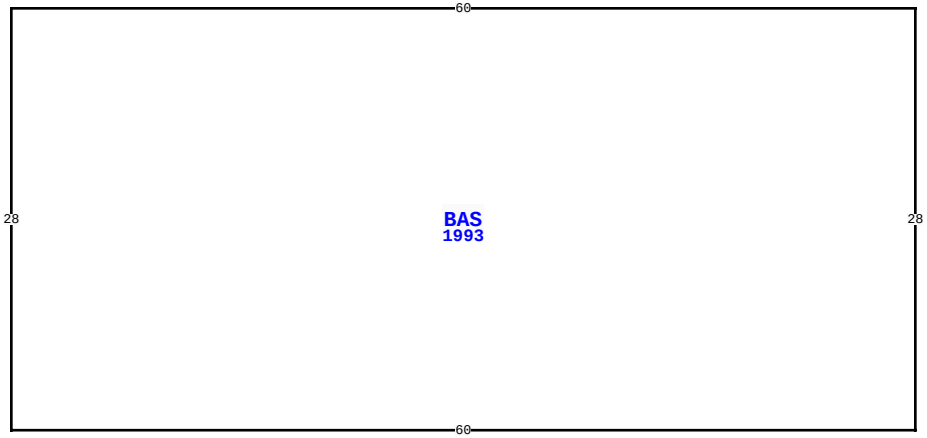
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,680	100	1993	1,680	50,551
TOTALS	1,680			1,680	50,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,680	118.0000	100.30	168,504	1986	1986	0	0	0	70.00	30.00

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



85571 LANA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

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	0754	FOP	0	0	12	10	120.00	SF	15.00	15.00	100	1986	1986	3	20	360	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	
3	0940	SHEDS/PORT	0	0	12	24	288.00	SF	30.00	30.00	100	1986	1986	3	20	1,728	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,551
TOTAL MARKET OB/XF VALUE	4,048
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	144,599
SOH/AGL Deduction	40,155
ASSESSED VALUE	104,444
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,444
TOTAL JUST VALUE	144,599
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0721/1909	1/13/1995	WD	U	I	10	7,300

GRANTOR: SHEFFIELD WM F ETAL

GRANTEE: HARPE CONNIE D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E60 N28 $.

LAND DESCRIPTION

TOTAL OB/XF 4,048

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	0	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