

IN OR 286/679 & OR 411/336
PARCELS 2-2 & 2-5
ESMTS OR 343/291 & OR 293/481

LEARY MICHAEL J
97073 DANIEL LANE
YULEE, FL 32097

2026

43-3N-28-0000-0002-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2																										
Exterior Wall	12	CEDAR 100	0900	01	1,474	101.7450	141.43	208,468	1986	1996	0	0	0	14.50	85.50	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2022													Heated Area: 1200													HX Base Yr												
Roof Cover	01	MINIMUM 100	BAL 2013 UOP 1993 FUS 1993 UST 2000 BAS 1993													FUS 1993																									
Interior Wall	04	PLYWOOD 50																																							
Interior Wall	05	DRYWALL 50																																							
Interior Floo	09	PINE WOOD 100																																							
Air Condition	02	WINDOW 100																																							
Heating Type	02	CONVECTION 100																																							
Bedrooms		1 100																																							
Bathrooms		1 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	2.	2. 100																																							
Units		0 100																																							
BUD8 Adjustme	04	DIST 01 100																																							
Occupancy	00	NONE 100																																							
Quality			04	Quality Level 04																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC			4031.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAL	288	15	2013	43	5,199																																				
BAS	384	100	1993	384	46,434																																				
FUS	48	100	1993	48	5,805																																				
FUS	768	100	1993	768	92,868																																				
UOP	288	20	1993	58	7,014																																				
UST	384	45	2000	173	20,919																																				
TOTALS			2,160		1,474	178,240																																			
EXTRA FEATURES			97073 DANIEL LN, 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																								
1	0300	BOAT DCK W	0	100	0	0	286.00	SF	40.00	40.00	100	1982	1982	3	20	2,288																									
2	0300	BOAT DCK W	0	100	0	0	272.00	SF	40.00	40.00	100	1982	1982	3	20	2,176																									
3	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	1982	1982	3	20	1,040																									
4	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	1982	1982	3	20	180																									
5	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1982	1982	3	20	400																									
TOTAL OB/XF 6,084																																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000132	C	RES RIVER	100	0008	RSF-	1155.00	438.00	155.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	697,500																								
REVIEW DATE 01/04/2023 BY DJ Total Acres: 0.00 Total Land Value: 697,500 Market: 0 Agricultural: 0 Common: 697,500 PRINTED 07/09/2026 BY SYS																																									

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