BLOCK 2 LOT 55
R674090 & R674091
YULEE WOODS #2 PB 5/83 & 84

CAMPBELL-WANS JUDY &/DUNMAN JAMES LADON ET AL
85299 KIRKLAND RD
YULEE, FL 32097

2023

42-2N-27-4612-0002-0550

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	04	Quality Level 04

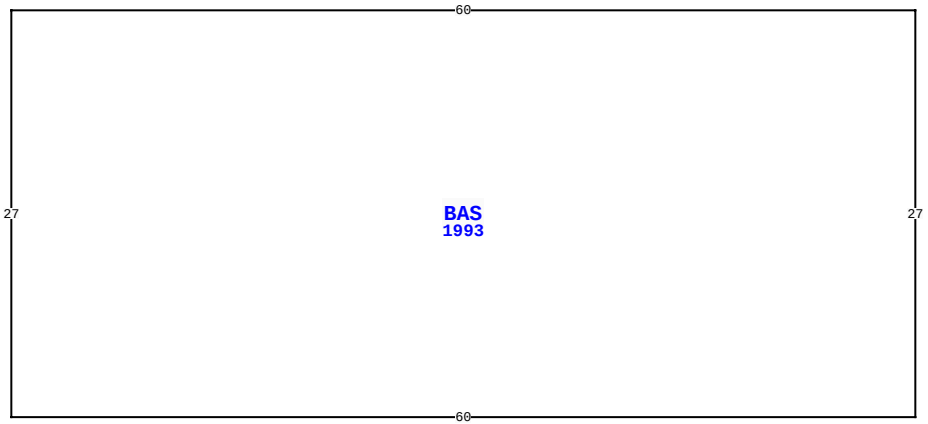
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	41,422
TOTALS	1,620		1,620	41,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,620	131.1200	85.23	138,073	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1620 HX Base Yr



85299 KIRKLAND RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		41,422
TOTAL MARKET OB/XF VALUE		7,777
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		129,199
SOH/AGL Deduction		81,034
ASSESSED VALUE		48,165
TOTAL EXEMPTION VALUE	HX HB VX WX	35,000
BASE TAXABLE VALUE		13,165
TOTAL JUST VALUE		129,199
NCON VALUE		480
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973781	ADDITION	3,950	03/01/1997
7263	MH MOVE-ON	40,000	05/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2296/1305	6/25/2019	QC	U	I	11	100
GRANTOR: CAMPBELL-WANS JUDY						
GRANTEE: CAMPBELL-WANS JUDY						
1768/0508	10/19/2011	WD	U	I	11	100
GRANTOR: WILSON MICHAEL LEE &						
GRANTEE: WANS GERALD R & JUD						

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	100	16	10	160.00	SF	15.00	15.00	100	1988	1988	3	20	480	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
3	0754	FOP	0	100	18	10	180.00	SF	15.00	15.00	100	1997	1997	3	20	540	
4	0810	CONCRETE A	0	100	0	0	704.00	SF	6.50	6.50	100	1995	1995	3	72	3,295	
5	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1998	1998	3	20	1,152	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,777

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 10/16/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS