



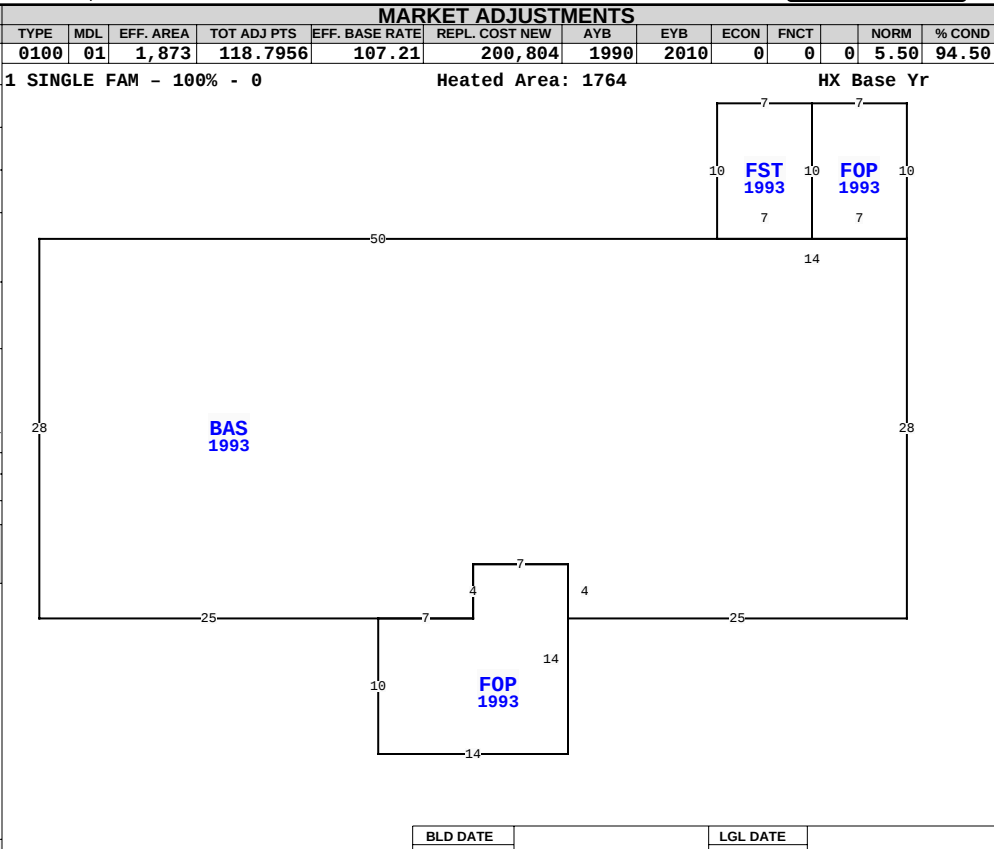
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100	1,764	178,717
FOP	70	30	21	2,127
FOP	168	30	50	5,066
FST	70	55	38	3,850
TOTALS	2,072		1,873	189,760

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
1	0810	CONCRETE A	0 100	12	25	300.00	SF	6.50	6.50	100	1992	1992	3	66

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
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00



85828 KIRKLAND RD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		216,349	
TOTAL MARKET OB/XF VALUE		1,287	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		297,636	
SOH/AGL Deduction		149,216	
ASSESSED VALUE		148,420	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		98,420	
TOTAL JUST VALUE		297,636	
NCON VALUE		7,062	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		209,671	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0006921	XFOB	3,528	03/01/2000
8750	ADDITION	46,500	03/12/1993
7746	ADDITION	2,100	01/02/1992
7336	REMODEL	12,096	06/21/1991
6629	GARAGE	11,324	07/26/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2620/1472	2/21/2023	WD	Q	I	01	420,000
GRANTOR: GUERRIN JAMES C & TRA						
GRANTEE: ALVAREZ TIFFANY V &						
1248/1038	7/27/2004	WD	Q	I		184,000
GRANTOR: WADE HARRY D SR & JR						
GRANTEE: GUERRIN JAMES C & T						

BUILDING NOTES														
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BUILDING DIMENSIONS														
FOP=[YR=1993] W7 FST=[YR=1993] W7 S10 BAS=[YR=1993] W50 S28 E25 FOP=[YR=1993] S10 E14 N14 W7 S4 W7\$ E7 N4 E7 S4 E25 N28 W14\$ E7 N10\$ S10 E7 N10\$.														

ALVAREZ TIFFANY V/VAZQUEZ AARON JACOB
85828 KIRKLAND ROAD
YULEE, FL 32097

42-2N-27-4612-0007-0010

[illegible]