

BLOCK 7 LOT 3
IN OR 519 PG 67
R567768 & R567769

PHELAN MICHAEL J/LYNDA PHELAN
85778 KIRKLAND ROAD
YULEE, FL 32097

2023

42-2N-27-4612-0007-0030



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 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	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
		04

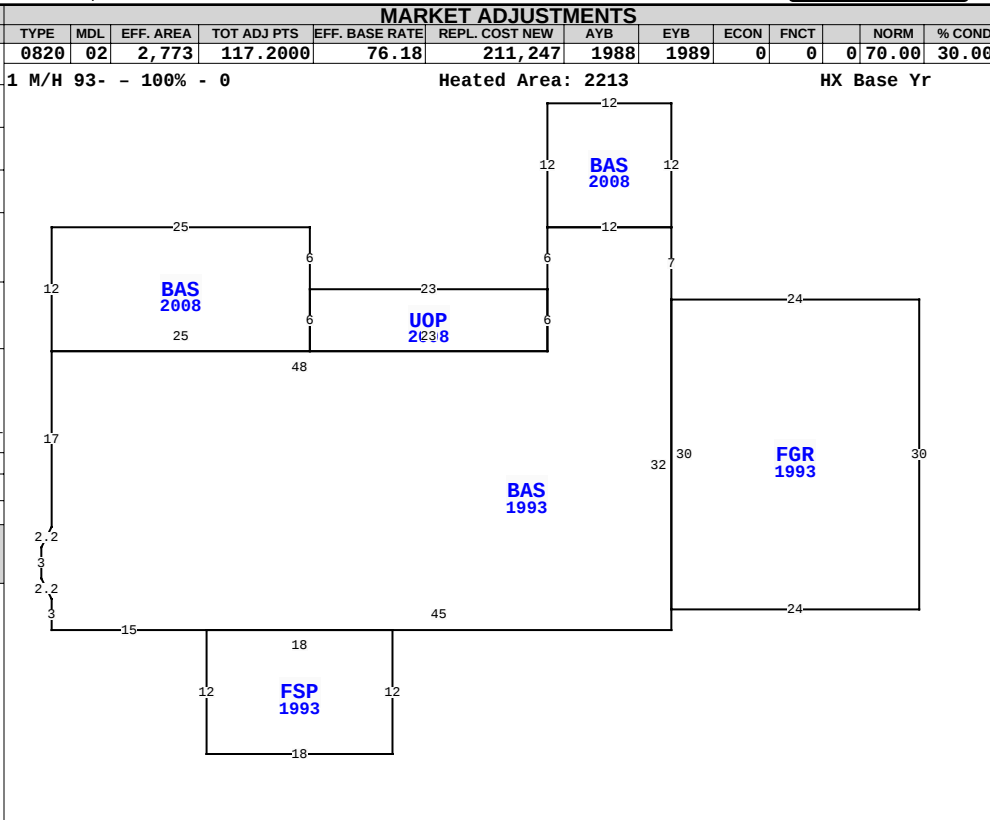
Quality	03	Quality Level 03		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4048.00			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,769	100	1,769	40,429
BAS	144	100	144	3,291
BAS	300	100	300	6,856
FGR	720	55	396	9,050
FSP	216	60	130	2,971
UOP	138	25	34	777
TOTALS	3,287		2,773	63,374

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
1	001200	C	STORE COMB	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00

TOTAL OB/XF															
23,804															
23,804															

REVIEW DATE 12/18/2019 BY DJA



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

TOTAL OB/XF															
23,804															
23,804															

Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	63,374		
TOTAL MARKET OB/XF VALUE	23,804		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	167,178		
SOH/AGL Deduction	101,899		
ASSESSED VALUE	65,279		
TOTAL EXEMPTION VALUE	HX HB 40,279		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	167,178		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	115,497		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00734	REMODEL	8,064	01/01/1994
8147	ADDITION	22,670	06/04/1992
4915	ADDITION	2,040	05/23/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0519/0067	6/02/1987	WD	Q	V		12,900	
GRANTOR: SHEFFIELD WM ET AL							
GRANTEE: PHELAN MICHAEL & C							

BUILDING NOTES							
----------------	--	--	--	--	--	--	--

BUILDING DIMENSIONS							
FGR=[YR=1993] W24 BAS=[YR=1993] N7 BAS=[YR=2008] N12 W12 S12 E12\$ W12 S6 UOP=[YR=2008] W23 BAS=[YR=2008] N6 W25 S12 E25 N6\$ S6 E23 N6\$ S6 W48 S17 D2 L1 S3 D2 R1 S3 E15 FSP=[YR=1993] S12 E18 N12 W18\$ E45 N32\$ S30 E24 N30\$.							