BLOCK 7 LOT 5
2013 SCTB DW/MH
IN OR 1804/1920

TAYLOR TRAVIS & ANN
85726 KIRKLAND RD
YULEE, FL 32097

2023

42-2N-27-4612-0007-0050

NASSAU COUNTY PROPERTY

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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	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	0	0 100
Units		0 100
Quality	03	Quality Level 03

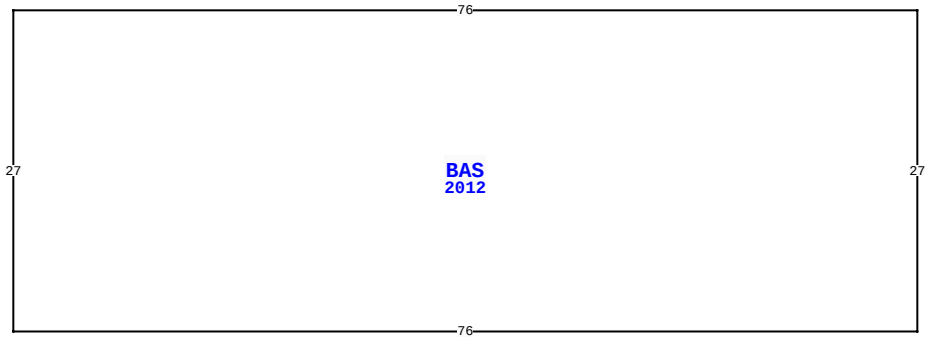
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	121,209
TOTALS	2,052		2,052	121,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	117.2000	82.04	168,346	2012	2012	0	0	0	28.00	72.00

2 M/H 94+ – 100% - 2013 Heated Area: 2052 HX Base Yr 2013



85726 KIRKLAND RD, YULEE

BLD DATE	12/03/2012 KKDJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		121,209
TOTAL MARKET OB/XF VALUE		845
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		202,054
SOH/AGL Deduction		89,020
ASSESSED VALUE		113,034
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		13,034
TOTAL JUST VALUE		202,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C125435	CO ISSUED	0	10/15/2012
MH5435	MH	0	09/03/2012
8975	MH MOVE-ON	6,887	07/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1804/1920	8/01/2012	QC	U	I	11	100
GRANTOR: BELL THOMAS D						
GRANTEE: TAYLOR TRAVIS & ANN						
0518/0477	5/22/1987	WD	Q	V		12,900
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: BELL THOMAS D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W76 S27 E76 N27$.

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
3	0810	CONCRETE A	0	100	0	0	86.00	SF	6.50	6.50	100	1990	1990	3	62	347	
4	0810	CONCRETE A	0	100	8	6	48.00	SF	6.50	6.50	100	1986	1986	3	52	162	
5	1242	WD DECK A	0	100	7	4	28.00	SF	10.00	10.00	100	2012	2012	3	60	168	
6	1242	WD DECK A	0	100	7	4	28.00	SF	10.00	10.00	100	2012	2012	3	60	168	

LAND DESCRIPTION

TOTAL OB/XF 845

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 10/18/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS