BLOCK 7 LOT 6
IN OR 772 PG 888
YULEE WOODS #2 PB 5/83 & 84

SLAYTON RONNIE M
85696 KIRKLAND ROAD
YULEE, FL 32097

2023

42-2N-27-4612-0007-0060

NASSAU COUNTY PROPERTY

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

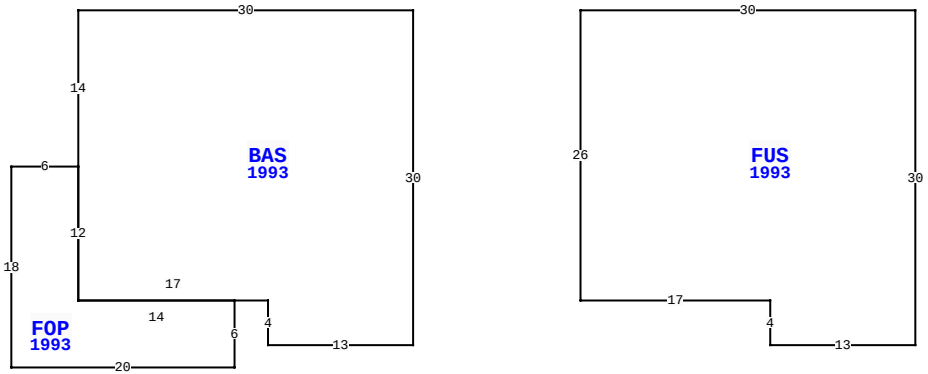
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	832	69,133
FOP	192	30	58	4,819
FUS	832	100	832	69,133
TOTALS	1,856		1,722	143,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,722	108.0000	97.47	167,843	1992	1992	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 0 Heated Area: 1664 HX Base Yr



85696 KIRKLAND RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		143,086
TOTAL MARKET OB/XF VALUE		6,250
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		229,336
SOH/AGL Deduction		115,755
ASSESSED VALUE		113,581
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		13,581
TOTAL JUST VALUE		229,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963093	XFOB	0	07/01/1996
95-01936	XFOB	4,800	05/01/1995
7806	NEW CONSTR	57,530	01/29/1992
8742	MH MOVE-ON	8,700	11/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0772/0888	10/01/1996	QC	U	I	06	6,000
GRANTOR: SLAYTON RONNIE M & PA						
GRANTEE: SLAYTON RONNIE M						
0637/0684	9/26/1991	WD	U	V	01	100
GRANTOR: SLAYTON PAULA R MC						
GRANTEE: SLAYTON RONNIE & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S14 FOP=[YR=1993] W6 S18 E20 N6 W14 N12$ S12 E17 S4 E13 N30$ PTR=E15 FUS=[YR=1993] E30 S30 W13 N4 W17N26$ W15$.

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	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	1992	1992	3	20	1,536	
2	0810	CONCRETE A	0	100	20	22	440.00	SF	6.50	6.50	100	1994	1994	3	70	2,002	
3	0351	CARPORT MT	0	100	30	40	1,200.00	SF	6.30	6.30	100	1998	1998	3	20	1,512	
4	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1998	1998	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 6,250

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	000100	C	SFR	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 08/29/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS