BLOCK 7 LOT 11
YULEE WOODS #2 PB 5/83 & 84

SHEFFIELD CHARLES R JR/SHEFFIELD GWENDOLYN MICHELL
85534 KIRKLAND RD
YULEE, FL 32097

2023

42-2N-27-4612-0007-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

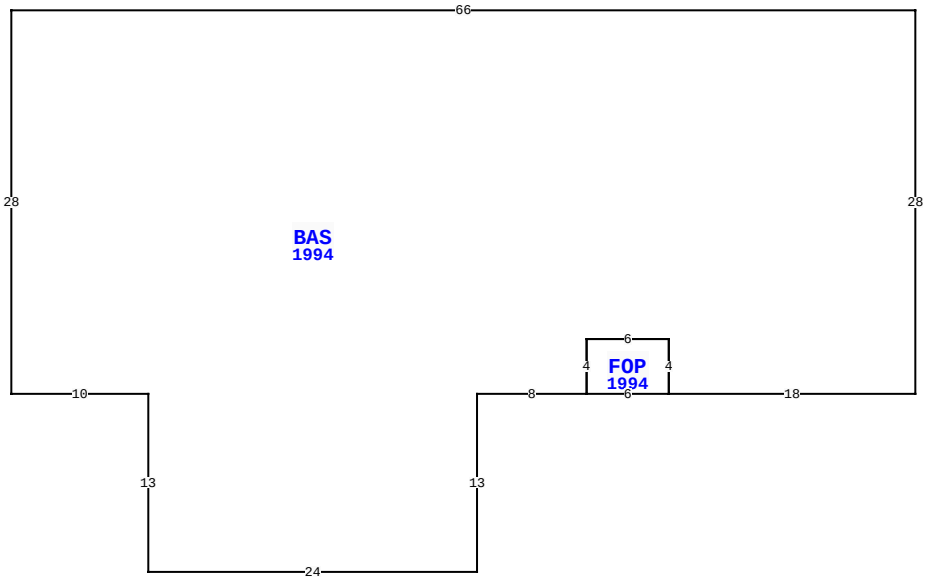
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,136	100	2,136	52,751
FOP	24	30	7	173
TOTALS	2,160		2,143	52,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,143	117.6000	82.32	176,412	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2023 Heated Area: 2136 HX Base Yr 2023



85534 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		52,924
TOTAL MARKET OB/XF VALUE		3,883
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		136,807
SOH/AGL Deduction		0
ASSESSED VALUE		136,807
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,807
TOTAL JUST VALUE		136,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 696	MH MOVE-ON	0	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2581/0122	4/29/2022	QC	U	I	11	100
GRANTOR: SHEFFIELD GWENDOLYN						
GRANTEE: SHEFFIELD CHARLES R						
0519/0017	6/01/1987	WD	Q	V		12,500
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: SHEFFIELD CHARLES &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W66 S28 E10 S13 E24 N13 E8 FOP=[YR=1994] E6 N4 W6 S4$ N4 E6 S4 E18 N28$.

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	0681	POLE SHED	0	100	18	22	396.00	SF	15.00	15.00	100	1987	1987	3	20	1,188	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 3,883

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