

BLOCK 7 LOT 14
IN OR 747 PG 1703
R568000 & R568999

NITSCHKE DAVID JOHN & DENICE H
85446 KIRKLAND RD
YULEE, FL 32097

2023

42-2N-27-4612-0007-0140



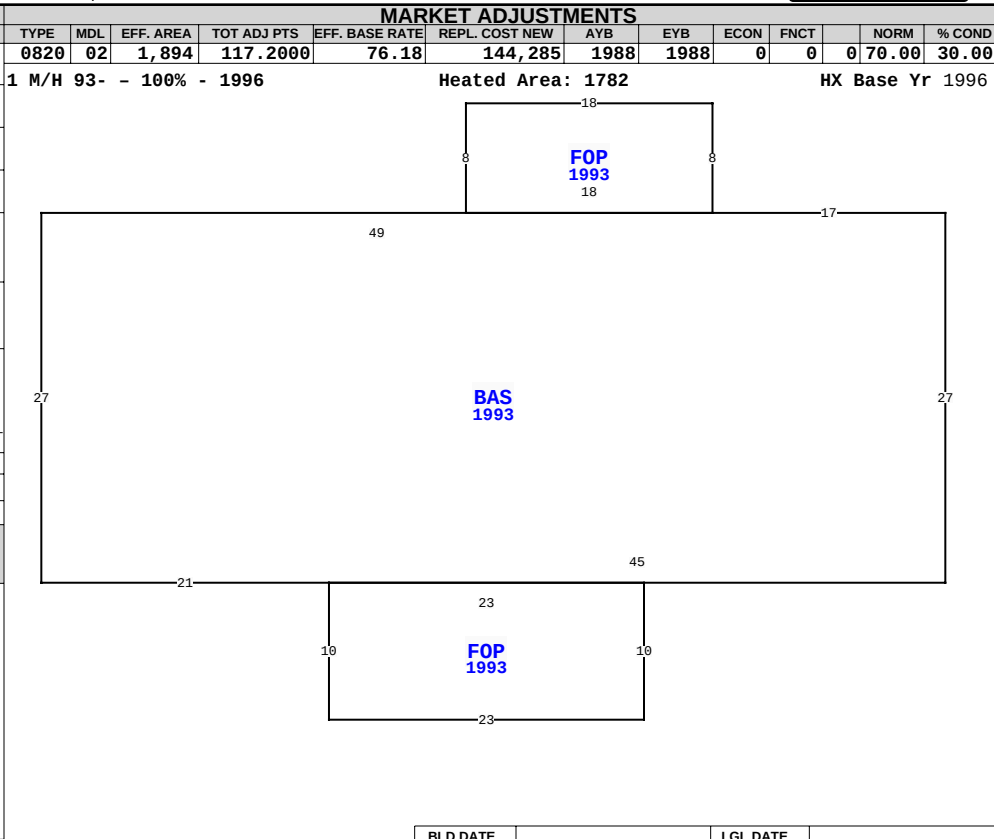
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	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	1,782	100	1,782	40,726
FOP	144	30	43	983
FOP	230	30	69	1,577
TOTALS	2,156		1,894	43,286

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0940	SHEDS/PORT	0	100	28	16	448.00	SF	20.10	20.10	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT	



85446 KIRKLAND RD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		43,286	
TOTAL MARKET OB/XF VALUE		4,111	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		127,397	
SOH/AGL Deduction		82,937	
ASSESSED VALUE		44,460	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		19,460	
TOTAL JUST VALUE		127,397	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		92,664	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7170	XFOB	3,264	04/18/1991
5199	ADDITION	1,955	10/03/1988
7224	MH MOVE-ON	29,900	04/12/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0747/1703	1/04/1996	WD	Q	I		58,000	
GRANTOR: DICKS ROBERT & HELEN							
GRANTEE: NITSCHKE DAVID & DE							
0529/0018	10/16/1987	WD	Q	V		13,500	
GRANTOR: FORBES GEORGE L							
GRANTEE: DICKS ROBERT & HELE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W17 FOP=[YR=1993] N8 W18 S8 E18\$ W49S27 E21 FOP=[YR=1993] S10 E23 N10 W23\$ E45 N27\$.											