BLOCK 7 LOT 15
IN OR 2024/1984
2008 SCTB DW/MH

FRITSCHE LARRY
85418 KIRKLAND RD
YULEE, FL 32097

2023

42-2N-27-4612-0007-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	11	CLAY TILE 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	04	Quality Level 04

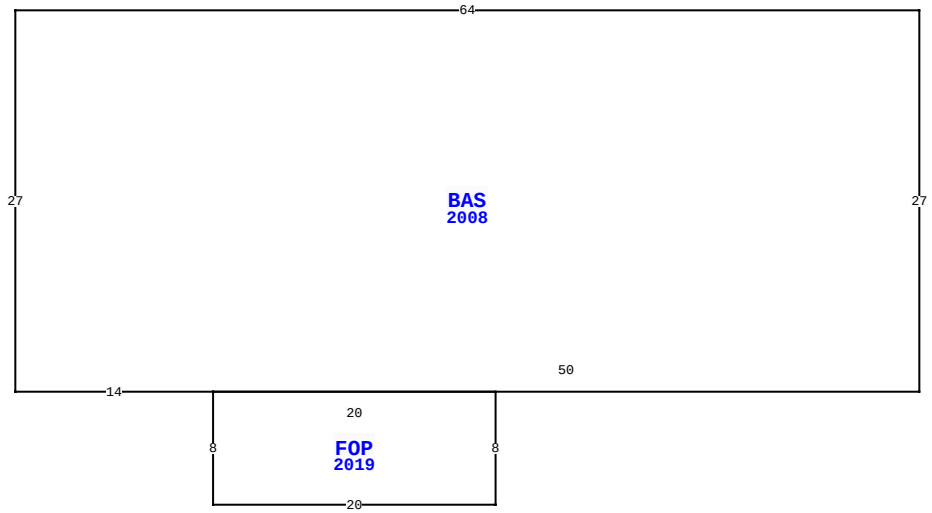
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	101,501
FOP	160	30	48	2,819
TOTALS	1,888		1,776	104,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,776	131.1200	91.78	163,001	2008	2008	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2017 Heated Area: 1728 HX Base Yr 2017



85418 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		104,321
TOTAL MARKET OB/XF VALUE		5,235
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		189,556
SOH/AGL Deduction		74,220
ASSESSED VALUE		115,336
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,336
TOTAL JUST VALUE		189,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13864	MECH OTHER	0	05/01/2008
P13228	OTHER	0	05/01/2008
95-897	MH MOVE-ON	0	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2024/1984	1/22/2016	WD	Q	I	01	105,000
GRANTOR: CONERSTONE INVESTMENT						
GRANTEE: FRITSCHE LARRY						
2003/1221	9/03/2015	QC	U	I	11	42,300
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: CORNERSTONE INVESTM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W64 S27 E14 FOP=[YR=2019] S8 E20 N8 W20$ E50 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
1	1242	WD DECK A	0	100	0	0	220.00	SF	10.00	10.00	100	2019	2019	3	90	1,980	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	

LAND DESCRIPTION

TOTAL OB/XF 5,235

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 11/07/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS