

BLOCK 7 LOT 22
IN OR 2123/1250
1994 REGE DW/MH

GILDER SHANDY
85160 KIRKLAND RD
YULEE, FL 32097

2023

42-2N-27-4612-0007-0220



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	05	AVERAGE 100	0800	02	1,238	117.6000	82.32	101,912	1994	1994	0	0	0	70.00	30.00	STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2023													Heated Area: 1238										HX Base Yr 2023									
Roof Cover	03	COMP SHNGL 100	46 27 25 2 44 BAS 2005																																
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	1,238	100	1,238	30,574																															
TOTALS			1,238	1,238	30,574																														
EXTRA FEATURES			85160 KIRKLAND RD, YULEE																																
L N	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	10	20	200.00	SF	10.00	10.00	100	1995	1995	3	20	400																				
2	0681	POLE SHED	0 100	8	10	80.00	SF	15.00	15.00	100	1985	1985	3	20	240																				
LAND DESCRIPTION			TOTAL OB/XF 640																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 07/18/2023 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2123/1250	5/31/2017	WD	Q	I	01	73,000
GRANTOR: HOLT ALBERT C & MARGA						
GRANTEE: GILDER SHANDY						
0796/1311	6/16/1997	WD	U	I	01	4,500
GRANTOR: HOLT BRIAN C						
GRANTEE: HOLT ALBERT & MARGA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W46 S27 E44 N2E2 N25\$.