



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
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	1,305	100	1,305	126,702
FGR	440	55	242	23,496
FOP	123	30	37	3,592
USP	200	30	60	5,825
TOTALS	2,068		1,644	159,616

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0812	CONCRETE C	0 100	0	0	3,650.00	SF	4.00	4.00	100	1997

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,644	120.8700	109.09	179,344	1995	2000	0	0	0 11.00	89.00
1 SINGLE FAM - 100% - 2014											
Heated Area: 1305											
HX Base Yr 2014											

85783 KIRKLAND RD, YULEE										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
3,650.00	SF	4.00	4.00	100	1997	1997	3	75	10,950				

TOTAL OB/XF											10,950	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	
OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		159,616	
TOTAL MARKET OB/XF VALUE		10,950	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		250,566	
SOH/AGL Deduction		125,073	
ASSESSED VALUE		125,493	
TOTAL EXEMPTION VALUE		HX HB DX WX 60,000	
BASE TAXABLE VALUE		65,493	
TOTAL JUST VALUE		250,566	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		195,842	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02228	NEW CONSTR	57,000	09/01/1995
7307	MH MOVE-ON	16,100	06/01/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2651/267	6/28/2023	FJ	U	I	11		0
GRANTOR: KEY SUE EST							
GRANTEE: KEY ERIC							
1779/0178	2/15/2012	QC	U	I	11		100
GRANTOR: KEY RICHARD							
GRANTEE: KEY RICHARD & SUE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1995] W22 USP=[YR=1999] N10 W20 S10 E20\$ W29 S4 FGR=[YR=1995] W22 S20 E22 FOP=[YR=1995] S4 E27 N7 W5 S3 W22\$ N20\$ S20 E22 N3 E5 S7 E24 N28\$.											