



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	1,512	100	1,512	36,442
UOP	416	25	104	2,507

TOTALS	1,928	1,616	38,949
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	10	16	160.00	SF	20.10	20.10	100	1987
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993
4	0940	SHEDS/PORT	0 100	30	10	300.00	SF	30.00	30.00	100	1998
5	0751	UOP	0 100	27	12	324.00	SF	10.00	10.00	100	2001
6	1242	WD DECK A	0 100	0	0	260.00	SF	10.00	10.00	100	2001

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,616	123.6000	80.34	129,829	1993	1993	0	0	0 70.00	30.00
1 M/H 93- - 100% - 2016											
Heated Area: 1512											
HX Base Yr 2016											
UOP 1993											
BAS 1993											
85713 KIRKLAND RD, YULEE											

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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		38,949	
TOTAL MARKET OB/XF VALUE		6,595	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		125,544	
SOH/AGL Deduction		75,645	
ASSESSED VALUE		49,899	
TOTAL EXEMPTION VALUE		HX HB 25,000	
BASE TAXABLE VALUE		24,899	
TOTAL JUST VALUE		125,544	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		90,674	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8823	MH MOVE-ON	1,500	02/28/1992
6591	XF0B	3,400	07/10/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2649/251	6/15/2023	WD	Q	I	01	159,000	
GRANTOR: MONTFORT BRIAN & DANA							
GRANTEE: COFFMAN JAMES R LIV							
1951/0085	11/21/2014	WD	Q	I	01	75,000	
GRANTOR: PURVIS JAMES R & MICH							
GRANTEE: MONTFORT BRIAN & DA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W4 UOP=[YR=1993] N8 W52 S8 E52\$ W52 S27 E56 N27\$.											