TRACT 6 OF YULEE WOODS #3
PBK 5/239 & LOT 10 BLK 3 OF
YULEE WOODS #2 PBK 5/207 IN

CREMER THEODORE W & DAYNA KAY/CREAMER DAYNA KAY
85659 KIRKLAND ROAD
YULEE, FL 32097

2023

42-2N-27-461B-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

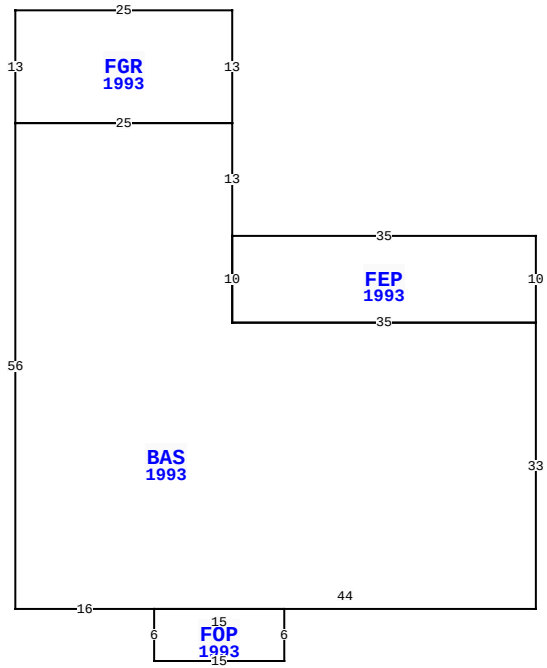
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,555	100	2,555	181,935
FEP	350	80	280	19,938
FGR	325	55	179	12,746
FOP	90	30	27	1,923
TOTALS	3,320		3,041	216,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,041	100.8320	91.00	276,731	1993	1993	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 1997 Heated Area: 2555 HX Base Yr 1997



85659 KIRKLAND RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,028
TOTAL MARKET OB/XF VALUE		32,275
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		343,303
SOH/AGL Deduction		147,411
ASSESSED VALUE		195,892
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,892
TOTAL JUST VALUE		343,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963343	REMODEL	10,185	10/01/1996
91-7468	SWIM POOL	33,140	08/20/1994
7646	NEW CONSTR	89,460	10/29/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0765/0173	7/15/1996	WD	U	I	09	176,200
GRANTOR: CREWS WAYNE P SR & GL						
GRANTEE: CREMER THEODORE & D						
0634/0299	8/21/1991	WD	Q	V		19,500
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: CREWS WAYNE SR & G						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W35 BAS=[YR=1993] N13 FGR=[YR=1993] N13 W25 S13 E25$ W25 S56 E16 FOP=[YR=1993] S6 E15 N6 W15$ E44 N33 W35 N10$ S10 E35 N10$.

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	0811	CONCRETE B	0	100	48	16	768.00	SF	5.20	5.20	100	1991	1991	3	64	2,556	
3	0812	CONCRETE C	0	100	0	0	4,698.00	SF	4.00	4.00	100	1993	1993	3	68	12,779	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
5	0861	POOL GUNIT	0	100	14	30	420.00	SF	85.00	85.00	100	1994	1994	3	20	7,140	
6	0845	KOOL DECK	0	100	0	0	747.00	SF	7.25	7.25	100	1994	1994	3	70	3,791	
7	0810	CONCRETE A	0	100	20	32	640.00	SF	6.50	6.50	100	1994	1994	3	70	2,912	
8	0350	CARPORT WD	0	100	14	12	168.00	SF	13.00	13.00	100	1994	1994	3	20	437	

LAND DESCRIPTION

TOTAL OB/XF 32,275

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	000115	C	SFR ACRES	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 08/27/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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YULEE, FL 32097

2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

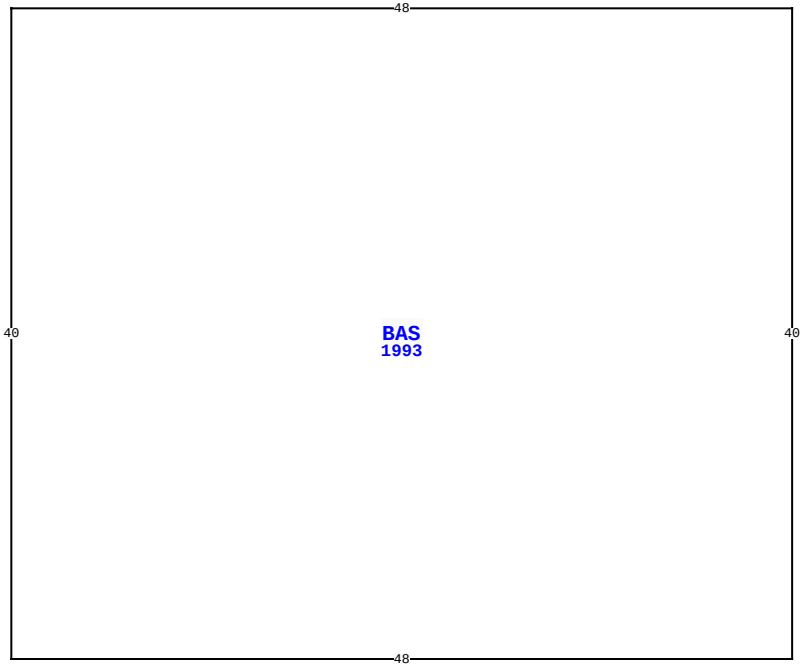
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,920	100	1,920	14,487
TOTALS	1,920		1,920	14,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,920	43.1200	15.09	28,973	1991	1991	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 1997 Heated Area: 1920 HX Base Yr 1997



85659 KIRKLAND RD, YULEE

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,599

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GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: CREWS WAYNE SR & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S40 E48 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/27/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS