

BLOCK 2 LOT 52
IN OR 710 PG 754
YULEE WOODS #2 PB 5/83 & 84

MCKENNEY JOHN F & SUSAN T
85257 KIRKLAND RD
YULEE, FL 32097

2024

42-2N-27-4612-0002-0520



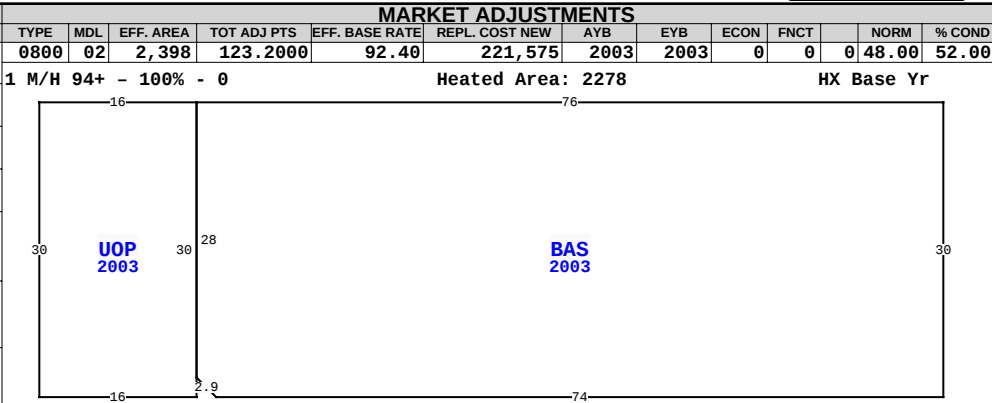
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,278	100	2,278	109,453
UOP	480	25	120	5,766
TOTALS	2,758		2,398	115,219

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	24	26	624.00	SF	35.00	35.00	100	1992
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003

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	0006	OR	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
7,413											

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7,413											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										115,219	
TOTAL MARKET OB/XF VALUE										7,413	
TOTAL LAND VALUE - MARKET										80,000	
TOTAL MARKET VALUE										202,632	
SOH/AGL Deduction										97,711	
ASSESSED VALUE										104,921	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										49,921	
TOTAL JUST VALUE										202,632	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										199,122	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0312006	NEW CONSTR	2,000	10/01/2003
8317	GARAGE	10,608	08/20/1992
8868	MH MOVE-ON	15,000	04/16/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0710/0754	8/02/1994	WD	U	I	07	100	
GRANTOR: SPIGELMYER GLENN & JA							
GRANTEE: MCKENNEY JOHN & SUS							
0650/0099	2/26/1992	WD	Q	V		12,500	
GRANTOR: SHEFFIELD WM F ETAL							
GRANTEE: SPIGELMYER GLENN K							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W76 UOP=[YR=2003] W16 S30 E16 N30\$ S28 R2 D2 E74 N30\$.											