BLOCK 7 LOT 1
YULEE WOODS #2 PB 5/83 & 84

ALVAREZ TIFFANY V/VAZQUEZ AARON JACOB
85828 KIRKLAND ROAD
YULEE, FL 32097

2024

42-2N-27-4612-0007-0010

BUILDING CHARACTERISTICS

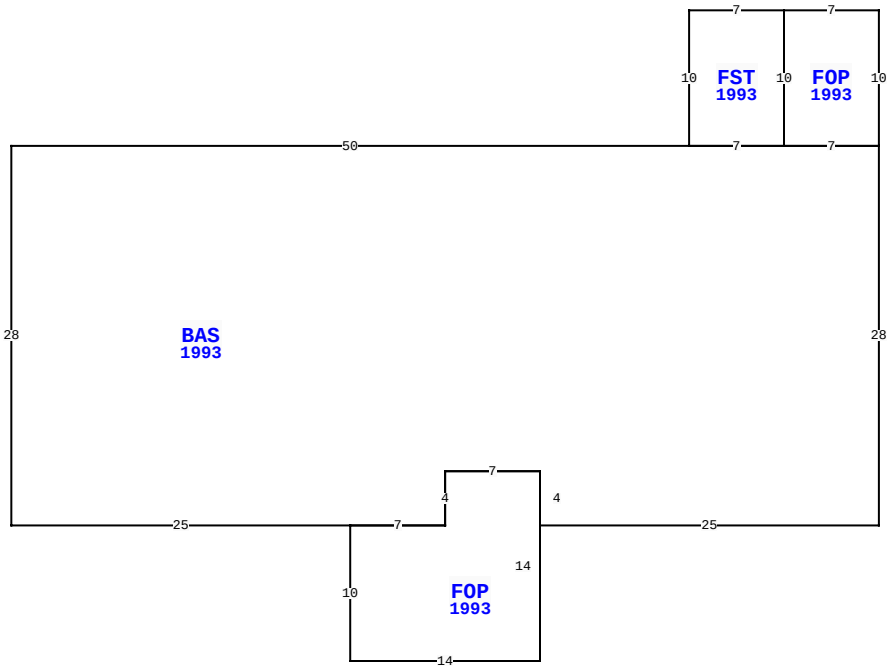
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,764	100	1,764	204,865
FOP	70	30	21	2,439
FOP	168	30	50	5,807
FST	70	55	38	4,413
TOTALS	2,072		1,873	217,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,873	130.0558	123.55	231,409	1990	2010	0	0	0	6.00	94.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1764 HX Base Yr



85828 KIRKLAND RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	252,557
TOTAL MARKET OB/XF VALUE	1,248
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	333,805
SOH/AGL Deduction	0
ASSESSED VALUE	333,805
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,805
TOTAL JUST VALUE	333,805
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0006921	XFOB	3,528	03/01/2000
8750	ADDITION	46,500	03/12/1993
7746	ADDITION	2,100	01/02/1992
7336	REMODEL	12,096	06/21/1991
6629	GARAGE	11,324	07/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2620/1472	2/21/2023	WD	Q	I	01	420,000
GRANTOR: GUERRIN JAMES C & TRA						
GRANTEE: ALVAREZ TIFFANY V &						
1248/1038	7/27/2004	WD	Q	I		184,000
GRANTOR: WADE HARRY D SR & JR						
GRANTEE: GUERRIN JAMES C & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-14,10] W50 S28 E25 E7 N4 E7 S4 E25 N28 W7 W7 $
FOP=[YR=1993;ORIG=-39,38] S10 E14 N14 W7 S4 W7 $
FOP=[YR=1993;ORIG=0,0] W7 S10 E7 N10 $
FST=[YR=1993;ORIG=-7,0] W7 S10 E7 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	0810	CONCRETE A	0	0	12	25	300.00	SF	6.50	6.50	100	1992	1992	3	64	1,248	

LAND DESCRIPTION

TOTAL OB/XF 1,248

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	000100	C	SFR	0	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

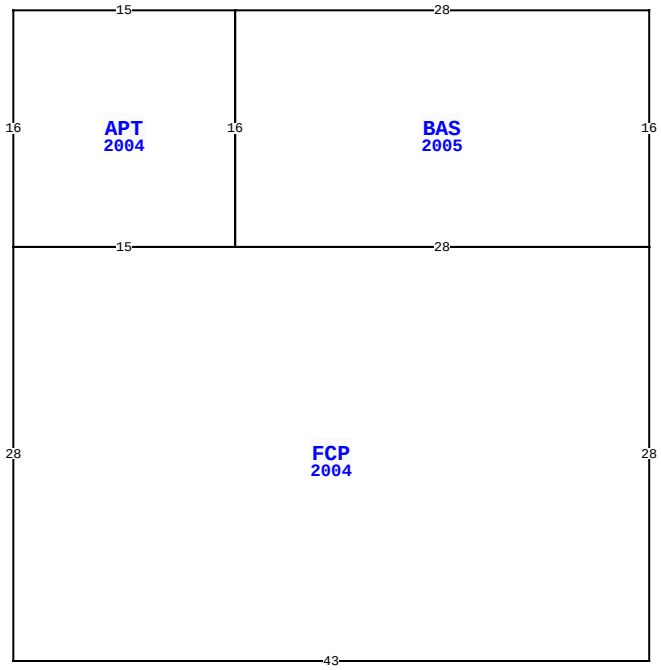
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	240	100	240	8,502
BAS	448	100	448	15,869
FCP	1,204	25	301	10,662
TOTALS	1,892		989	35,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	989	120.4740	42.17	41,706	2003	2010	0	0	0	16.00	84.00

2 GARAGE RES – 0% - 2024 Heated Area: 688 HX Base Yr



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GRANTEE: ALVAREZ TIFFANY V &						
1248/1038	7/27/2004	WD	Q	I		184,000
GRANTOR: WADE HARRY D SR & JR						
GRANTEE: GUERRIN JAMES C & T						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2004;ORIG=-43,16] S28 E43 N28 W28 W15 $
BAS=[YR=2005;ORIG=0,0] W28 S16 E28 N16 $
APT=[YR=2004;ORIG=-28,0] W15 S16 E15 N16 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS