BLOCK 7 LOT 3
IN OR 519 PG 67
R567768 & R567769

PHELAN MICHAEL J/LYNDA PHELAN
85778 KIRKLAND ROAD
YULEE, FL 32097

2024

42-2N-27-4612-0007-0030

BUILDING CHARACTERISTICS

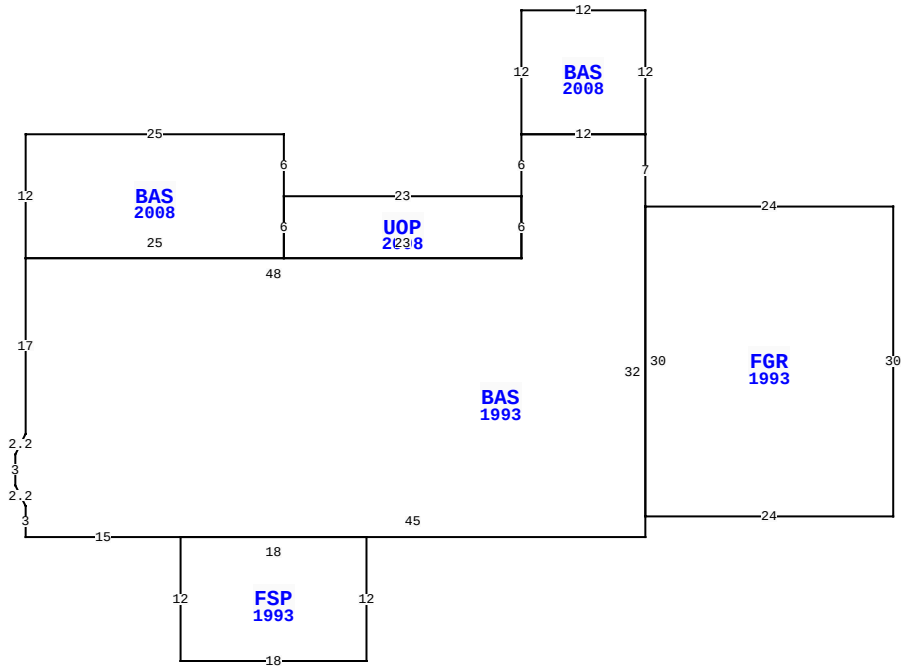
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,769	100	1,769	43,539
BAS	144	100	144	3,544
BAS	300	100	300	7,384
FGR	720	55	396	9,746
FSP	216	60	130	3,200
UOP	138	25	34	837
TOTALS	3,287		2,773	68,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,773	117.2000	82.04	227,497	1988	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 2213 HX Base Yr



85778 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		68,249
TOTAL MARKET OB/XF VALUE		22,907
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		171,156
SOH/AGL Deduction		103,919
ASSESSED VALUE		67,237
TOTAL EXEMPTION VALUE	HX HB	42,237
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		171,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00734	REMODEL	8,064	01/01/1994
8147	ADDITION	22,670	06/04/1992
4915	ADDITION	2,040	05/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0519/0067	6/02/1987	WD	Q	V		12,900

GRANTOR: SHEFFIELD WM ET AL
GRANTEE: PHELAN MICHAEL & C

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] N7 BAS=[YR=2008] N12 W12 S12 E12$ W12 S6 UOP=[YR=2008] W23 BAS=[YR=2008] N6 W25 S12 E25 N6$ S6 E23 N6$ S6 W48 S17 D2 L1 S3 D2 R1 S3 E15 FSP=[YR=1993] S12 E18 N12 W18$ E45 N32$ S30 E24 N30$.

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	0812	CONCRETE C	0	100	0	0	3,455.00	SF	4.00	4.00	100	1989	1989	3	57	7,877	
2	0940	SHEDS/PORT	0	100	30	12	360.00	SF	20.10	20.10	100	2018	2018	3	82	5,934	
3	0810	CONCRETE A	0	100	8	12	96.00	SF	4.36	4.36	100	1991	1991	3	62	259	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
5	0812	CONCRETE C	0	100	0	0	1,692.00	SF	4.00	4.00	100	1992	1992	3	64	4,332	
6	0810	CONCRETE A	0	100	0	0	363.00	SF	6.50	6.50	100	1994	1994	3	68	1,604	
7	0820	WOOD WALK	0	100	4	24	96.00	SF	11.75	11.75	100	1994	1994	3	40	451	

LAND DESCRIPTION

TOTAL OB/XF 22,907

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	001200	C	STORE COMB	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS