

BLOCK 7 LOT 8
IN OR 2215/40
YULEE WOODS #2 PB 5/83 & 84

FOSTER DONALD V JR & KERRI L
85618 KIRKLAND ROAD
YULEE, FL 32097

2024

42-2N-27-4612-0007-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAR NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4048.00
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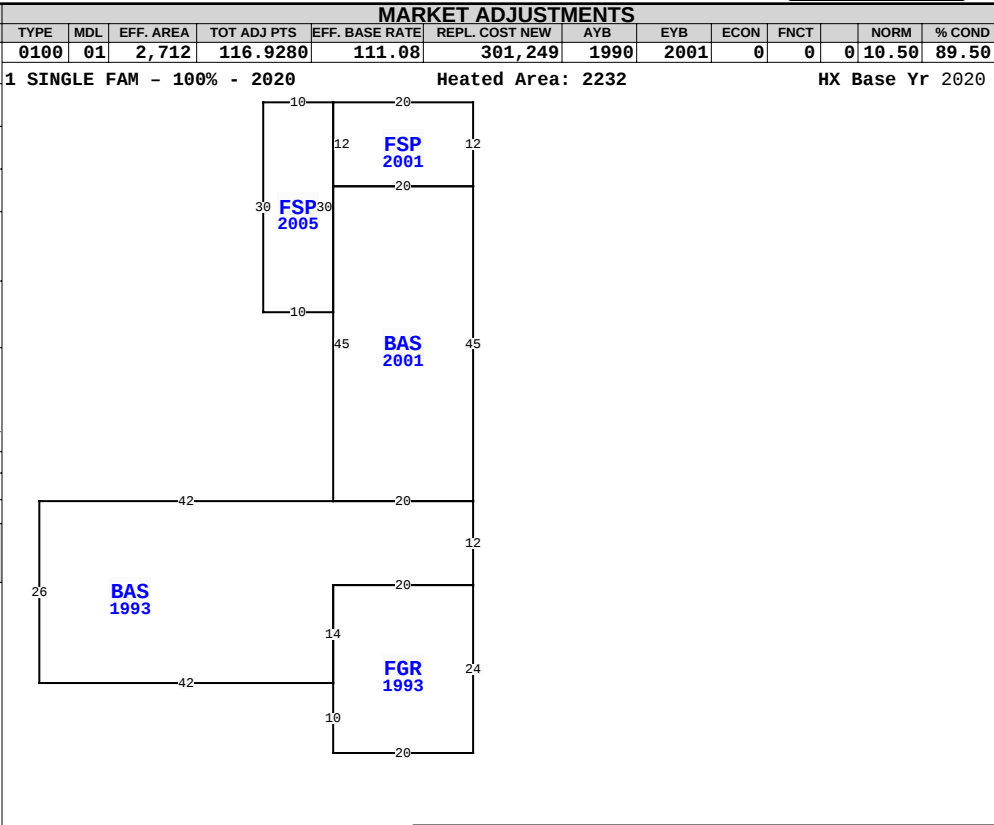
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,332	100	1,332	132,423
BAS	900	100	900	89,475
FGR	480	55	264	26,246
FSP	240	40	96	9,544
FSP	300	40	120	11,930

TOTALS	3,252		2,712	269,618
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	486.00	SF	6.50
2	0812	CONCRETE C	0	100	93	13	1,209.00	SF	4.00
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00
4	0476	VF 6 SBPL	0	100	0	0	18.00	LF	38.40
5	0680	POLE SHED	0	100	50	32	1,600.00	SF	10.00
6	0940	SHEDS/PORT	0	100	32	14	448.00	SF	30.00
7	0811	CONCRETE B	0	100	54	52	2,808.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		OR	0.00	0.00	1.00

REVIEW DATE	01/06/2023	BY	NWA
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
6.50	100	1990	1990	3	59.5	1,880	
4.00	100	1994	1994	3	68	3,288	
30.00	100	2000	2000	3	20	1,440	
38.40	100	2005	2005	3	66	456	
10.00	100	2012	2012	3	68	10,880	
30.00	100	2012	2012	3	55	7,392	
5.20	100	2012	2012	3	93	13,579	

TOTAL OB/XF									
38,915									

Total Acres:	0.00	Total Land Value:	80,000	Market:	0	Agricultural:	0	Common:	80,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		269,618	
TOTAL MARKET OB/XF VALUE		38,915	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		388,533	
SOH/AGL Deduction		88,948	
ASSESSED VALUE		299,585	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		249,585	
TOTAL JUST VALUE		388,533	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		377,988	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BL47354	ADDITION	67,200	08/01/2000
6404	NEW CONSTR	3,800	01/03/1990
5901	NEW CONSTR	52,764	07/31/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2215/0040	7/26/2018	WD	Q	I	01
GRANTOR: TRANTHAM JAMES D & MI					
GRANTEE: FOSTER DONALD V JR					
1756/1753	9/21/2011	WD	Q	I	02
GRANTOR: HARDIN FRANCES L & RO					
GRANTEE: TRANTHAM JAMES D &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2001] W20FSP=[YR=2005] W10 S30 E10 N30 \$ S12									
BAS=[YR=2001] S45 BAS=[YR=1993] W42 S26 E42 FGR=[YR=1993]									
S10 E20 N24 W20 S14 \$ N14 E20 N12 W20 \$ E20 N45 W20 \$ E20 N12									
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