BLOCK 7 LOT 10 R378385
YULEE WOODS #2 PB 5/83 & 84

BLAYNEY RONALD L JR
85558 KIRKLAND RD
YULEE, FL 32097

2024

42-2N-27-4612-0007-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

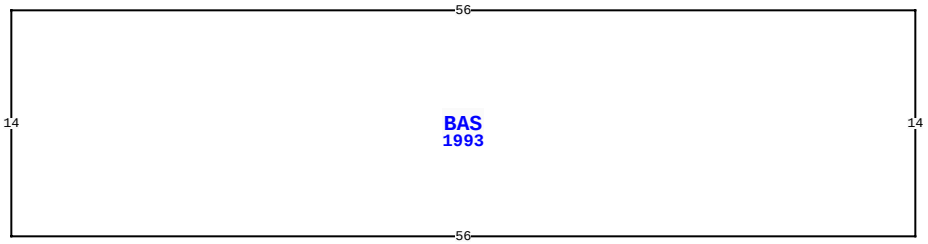
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	16,168
TOTALS	784		784	16,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	98.2000	68.74	53,892	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 784 HX Base Yr



85558 KIRKLAND RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		16,168
TOTAL MARKET OB/XF VALUE		320
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		96,488
SOH/AGL Deduction		64,493
ASSESSED VALUE		31,995
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		6,995
TOTAL JUST VALUE		96,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7397	MH MOVE-ON	10,000	07/25/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/1981	1/06/2021	FJ	U	I	11	0
GRANTOR: BLAYNEY TINA M EST						
GRANTEE: BLAYNEY RON JR						
2424/1963	1/04/2021	FJ	U	I	11	0
GRANTOR: BLAYNEY TINA M EST						
GRANTEE: BLAYNEY RON JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 N14 $.

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	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	1990	1990	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 320

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	000102	C	SFR/MH	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 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