BLOCK 7 LOT 17
YULEE WOODS #2 PB 5/83 & 84

FOGG PAULA/DAVIS KATHIE
85354 KIRKLAND ROAD
YULEE, FL 32097

2024

42-2N-27-4612-0007-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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

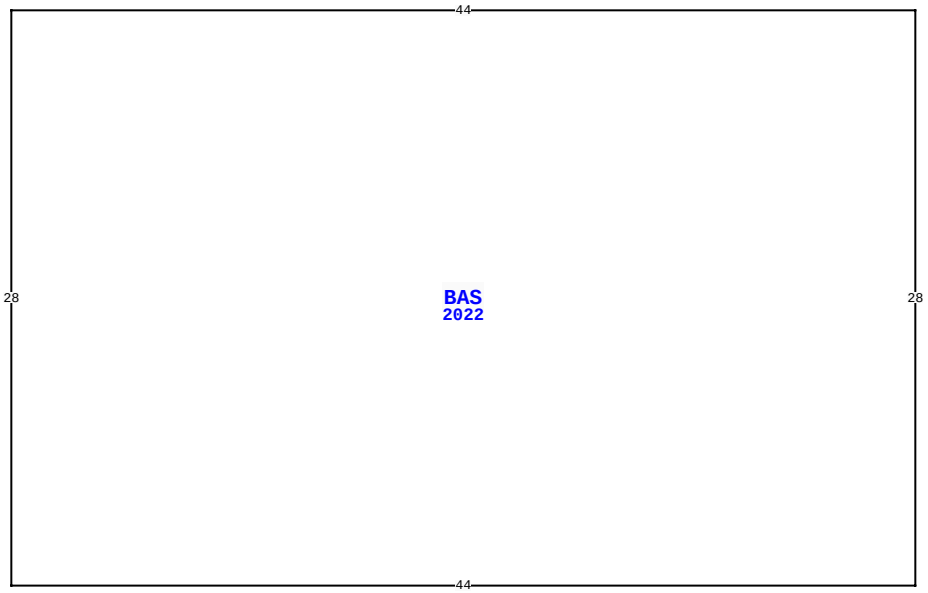
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1,232	104,283
TOTALS	1,232		1,232	104,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,232	114.0000	85.50	105,336	2022	2022	0	0	0	1.00	99.00

2 M/H 94+ – 100% - 2023 Heated Area: 1232 HX Base Yr 2023



85354 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		104,283
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		184,283
SOH/AGL Deduction		1,632
ASSESSED VALUE		182,651
TOTAL EXEMPTION VALUE	HX HB 13 VX WX SX	182,651
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		184,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,331

RP: 12881086 & 12881087 _ 2022 LIVE OAK
DW/MH/ID: LOHGA30073207(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014670	CO ISSUED	0	09/27/2022
22012413	MH MOVE-ON	0	08/15/2022
E0514895	ELEC OTHER	0	05/01/2005
M0509673	H/AC	0	05/01/2005
P0509407	OTHER	0	05/01/2005
MH4591	MH MOVE-ON	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/0503	5/20/2022	WD	Q	I	03	137,000
GRANTOR: POPE CHILI & PETER FO						
GRANTEE: FOGG PAULA & KATHIE						
1335/1563	7/25/2005	WD	U	I	19	53,000
GRANTOR: COFFEY KELLY J & SHER						
GRANTEE: POPE CHILI & PETER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W44 S28 E44 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 05/13/2024 BY KWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS