



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 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 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
BUD8 Adjustme	04	DIST 01 100

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	1,512	100	1,512	36,832
FOP	144	30	43	1,048
UGR	648	45	292	7,113
UST	324	55	178	4,336
TOTALS	2,628		2,025	49,329

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	637.00	SF	5.20	5.20	
2	1241	WD DECK G	0	100	16	16	256.00	UT	11.50	11.50	
3	0940	SHEDS/PORT	0	100	16	24	384.00	SF	30.00	30.00	
4	0940	SHEDS/PORT	0	100	16	18	288.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,025	116.0000	81.20	164,430	1987	1987	0	0	70.00	30.00
1 M/H 93- - 100% - 0											
Heated Area: 1512 HX Base Yr											
1227UST1993 2427UGR1993 5627BAS1993 2616FOP1993											

85192 KIRKLAND RD, YULEE				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
637.00	SF	5.20	5.20	100	2000	2000	3	79	2,617		
256.00	UT	11.50	11.50	100	2006	2006	3	44	1,295		
384.00	SF	30.00	30.00	100	2006	2006	3	27	3,110		
288.00	SF	30.00	30.00	100	2006	2006	3	27	2,333		

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		49,329	
TOTAL MARKET OB/XF VALUE		9,355	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		138,684	
SOH/AGL Deduction		85,667	
ASSESSED VALUE		53,017	
TOTAL EXEMPTION VALUE		HX HB WX 33,017	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		138,684	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		136,118	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R981400	REPAIR/RRF	3,000	11/01/1998
6137	GARAGE	16,391	11/27/1989
5347	FOUNDATION	700	12/02/1988
5114	ADDITION	1,360	08/23/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1638/1606	6/18/2009	QC	U	I	14	100	
GRANTOR: KAUFFMAN CHARLES J &							
GRANTEE: KAUFFMAN CHARLES J							
0503/0633	11/01/1986	WD	Q	V		10,900	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W56 UGR=[YR=1993] W24 UST=[YR=1993] W12 S27 E12 N27\$ S27 E24 N27\$ S27 E26 FOP=[YR=1993] S9 E16 N9 W16\$ E30 N27\$.											