

BLOCK 7 LOT 24
IN OR 1289/304
R583976 & R583977

COLLINS MICHELLE A/RICHARD MARIE A EST
85104 KIRKLAND RD
YULEE, FL 32097

2024

42-2N-27-4612-0007-0240



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	04	PLYWOOD 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		
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	960	100	960	24,837
FST	160	65	104	2,691
UGR	672	45	302	7,813
UOP	160	25	40	1,035
TOTALS	1,952		1,406	36,376

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,406	123.2000	86.24	121,253	1985	1985	0	0	0	70.00	30.00
1 M/H 93- - 75% - 1999												
Heated Area: 960												
HX Base Yr 1999												

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					36,376				
TOTAL MARKET OB/XF VALUE					0				
TOTAL LAND VALUE - MARKET					80,000				
TOTAL MARKET VALUE					116,376				
SOH/AGL Deduction					66,001				
ASSESSED VALUE					50,375				
TOTAL EXEMPTION VALUE					25,000				
BASE TAXABLE VALUE					25,375				
TOTAL JUST VALUE					116,376				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					113,778				