BLOCK 7 LOT 25
IN OR 784/1 & OR 1940/1278
R672363 & R672364

JOHNS DOUGLAS C
85074 KIRKLAND ROAD
YULEE, FL 32097

2024

42-2N-27-4612-0007-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

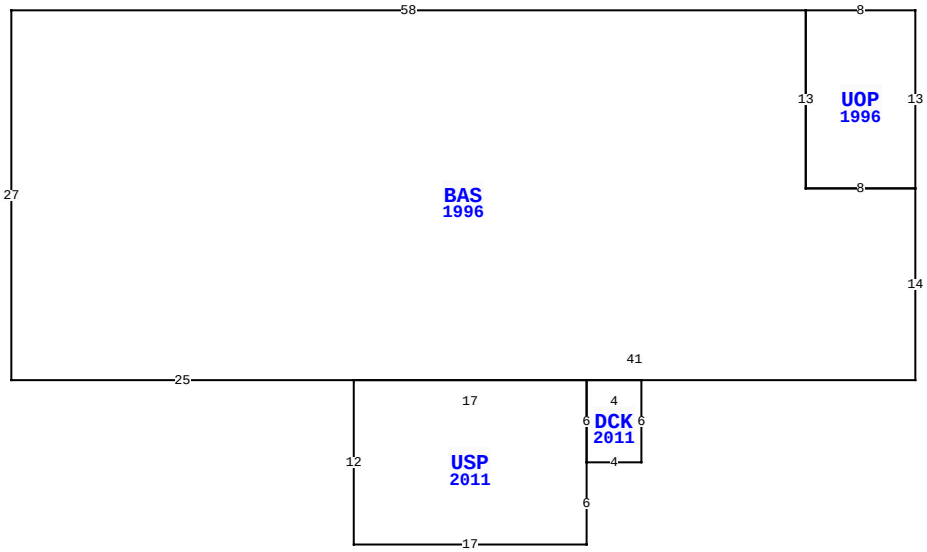
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,678	100	1,678	54,266
DCK	24	15	4	130
UOP	104	25	26	841
USP	204	50	102	3,299
TOTALS	2,010		1,810	58,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,810	123.2000	92.40	167,244	1996	1996	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 1997 Heated Area: 1678 HX Base Yr 1997



85074 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		58,535
TOTAL MARKET OB/XF VALUE		13,541
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		152,076
SOH/AGL Deduction		62,772
ASSESSED VALUE		89,304
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		39,304
TOTAL JUST VALUE		152,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01-08831	SWIM POOL	16,490	09/21/2001
961555	MH MOVE-ON	0	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1940/1278	9/30/2014	QC	U	I	11	100
GRANTOR: JOHNS BARBARA A						
GRANTEE: JOHNS DOUGLAS C						
0784/0001	2/04/1997	QC	U	I	06	4,500
GRANTOR: JOHNS DOUGLAS C						
GRANTEE: JOHNS DOUGLAS & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1996] W8 BAS=[YR=1996] W58 S27 E25 USP=[YR=2011] S12 E17 N6 DCK=[YR=2011] E4 N6 W4 S6$ N6 W17$ E41 N14 W8 N13$ S13 E8 N13$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	5.60	5.60	100	2000	2000	3	20	448	
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2001	2001	3	27	10,328	

LAND DESCRIPTION

TOTAL OB/XF 13,541

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