TRACT 15
IN OR 1635/1261
2009 LIVE OAK DW/MH

KIRKUS MICHAEL E SR
85473 WILSON NECK RD
YULEE, FL 32097

2024

43-2N-27-4651-0015-0000

BUILDING CHARACTERISTICS

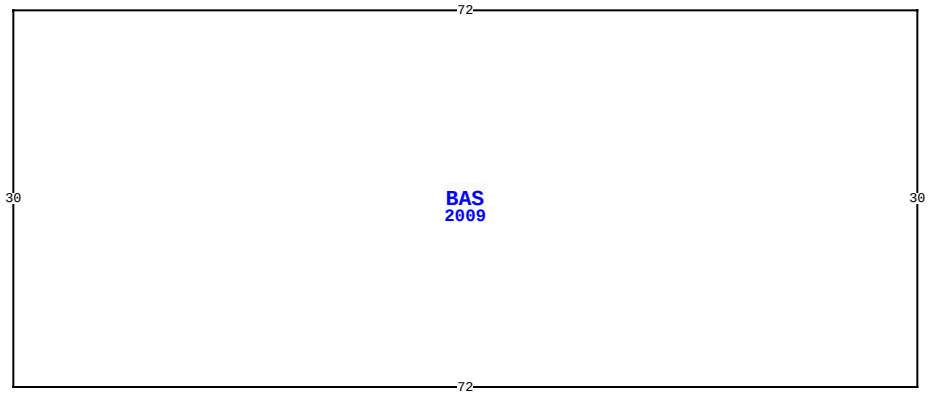
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,160	100	2,160	121,513
TOTALS	2,160		2,160	121,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	117.2000	87.90	189,864	2009	2009	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2010 Heated Area: 2160 HX Base Yr 2010



85473 WILSON NECK RD, YULEE

BLD DATE	10/24/2019	KKA	LGL DATE	
XF DATE	10/24/2019	KKA	LAND DATE	10/24/2019 KKA
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		121,513
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		201,513
SOH/AGL Deduction		88,448
ASSESSED VALUE		113,065
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,065
TOTAL JUST VALUE		201,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5142	CO ISSUED	0	11/01/2008
MH085142	MH MOVE-ON	0	11/01/2008
M14236	H/AC	0	11/01/2008
P13545	NEW CONSTR	0	11/01/2008
R93-031	REPAIR/RRF	7,992	04/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1635/1261	8/20/2009	QC	U	V	11	100
GRANTOR: KIRKUS JOY						
GRANTEE: KIRKUS MICHAEL E SR						
0543/3721	5/16/1988	WD	Q	I		34,500
GRANTOR: BYRD GARY L						
GRANTEE: KIRKUS NOAH H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W72 S30 E72 N30$.

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 10/24/2019 BY KKA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS