

LOT 25
IN OR 776 PG 668
R672555 & R672556

KIRK RICHARD L
86032 LOFTON COURT
YULEE, FL 32097

2025

38-2N-27-1525-0025-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floo	14	CARPET	60
Interior Floo	12	HARDWOOD	40
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	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,080	100	1996
TOTALS	1,080		1,080
			31,726

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0820	02	1,080	122.4000	97.92	105,754	1986	1994	0	0	70.00	30.00												
1 M/H 93- - 100% - 1997 Heated Area: 1080 HX Base Yr 1997																							
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 1996 </div>																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/08/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/08/2025	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			31,726
TOTAL MARKET OB/XF VALUE			5,533
TOTAL LAND VALUE - MARKET			94,015
TOTAL MARKET VALUE			131,274
SOH/AGL Deduction			70,262
ASSESSED VALUE			61,012
TOTAL EXEMPTION VALUE	HX HB		36,012
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			131,274
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			122,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971578	MH MOVE-ON	0	01/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0776/0668	11/06/1996	WD	Q	V		25,000
GRANTOR: LAWHON KARL E ET AL T						
GRANTEE: KIRK RICHARD L						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1996] W45 S24 E45 N24\$.											

EXTRA FEATURES																	
L N	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	0756	FEP	0	100	12	10			27.00	100	1997	1997	3	20	648		
2	1242	WD DECK A	0	100	8	10			10.00	100	1997	1997	3	20	160		
3	0510	GARAGE WD-	0	100	20	25			35.00	100	2000	2000	3	27	4,725		
TOTALS												1,080		1,080		31,726	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	0.62	AC		1.00	1.00	1.75	85,000.00	148,750.00	92,225							
2	009630	C	SWAMP	100		OR	0.00	0.00	3.58	AC		1.00	1.00	1.00	500.00	500.00	1,790							