LOT 23
IN OR 1728/329
2006 SKY DW/MH

TAYLOR DANNY J & BARBARA T
85033 KIRKLAND ROAD
YULEE, FL 32097

2025

42-2N-27-4610-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	0	0 100
Units		0 100
Quality	04	Quality Level 04

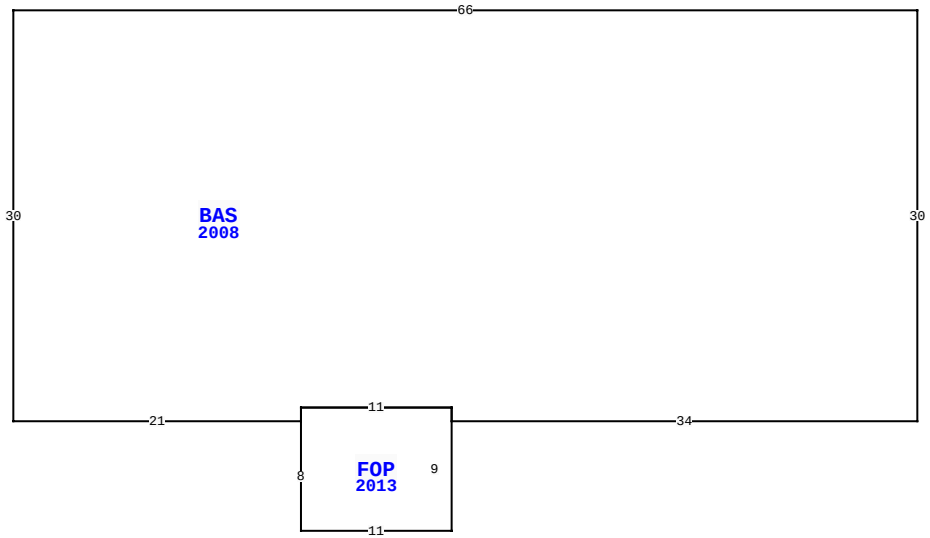
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,969	100	2008	1,969	124,465
FOP	99	30	2013	30	1,896
TOTALS	2,068			1,999	126,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,999	137.7200	117.06	234,003	2005	2005	0	0	0	46.00	54.00

2 M/H 94+ – 100% - 2012 Heated Area: 1969 HX Base Yr 2012



BLD DATE	10/10/2008 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

85033 KIRKLAND RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		126,362
TOTAL MARKET OB/XF VALUE		25,195
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		236,557
SOH/AGL Deduction		108,942
ASSESSED VALUE		127,615
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		26,893
TOTAL JUST VALUE		236,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1733672	GARAGE	0	01/12/2017
C5029	CO ISSUED	0	01/01/2008
M13534	MECH OTHER	0	01/01/2008
P12937	OTHER	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1728/0329	3/04/2011	WD	Q	I	01	150,000
GRANTOR: MCLEOD LUTHER M & NOR						
GRANTEE: TAYLOR DANNY J & BA						
1524/1047	9/11/2007	WD	Q	I	05	50,000
GRANTOR: RICE TED A & SANDRA D						
GRANTEE: MCLEOD LUTHER M & N						

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	1,340.00	1,340.00	100	2006	2006	3	89	1,193	
2	0812	CONCRETE C	0	100	0	0	1,259.00	SF	4.00	4.00	100	2008	2008	3	88	4,432	
3	0810	CONCRETE A	0	100	0	0	243.00	SF	6.50	6.50	100	2008	2008	3	88	1,390	
4	1242	WD DECK A	0	100	0	0	133.00	SF	10.00	10.00	100	2008	2008	3	31	412	
5	1242	WD DECK A	0	100	0	0	73.00	SF	10.00	10.00	100	2008	2008	3	31	226	
6	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2009	2009	3	74	2,842	
7	0510	GARAGE WD-	0	100	0	0	500.00	SF	35.00	35.00	100	2018	2018	3	84	14,700	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S30 E21FOP=[YR=2013] S8 E11N9 W11 S1 $ N1 E11 S1 E34 N30$.

LAND DESCRIPTION

TOTAL OB/XF 25,195

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	000100	C	RES	100		OR	150.00	291.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 10/25/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS