BLOCK 1 LOT 3
YULEE WOODS #2 PB 5/83 & 84

GARVEY RICHARD E & DOLORES L/E/
85387 KIRKLAND RD
YULEE, FL 32097

2025

42-2N-27-4612-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

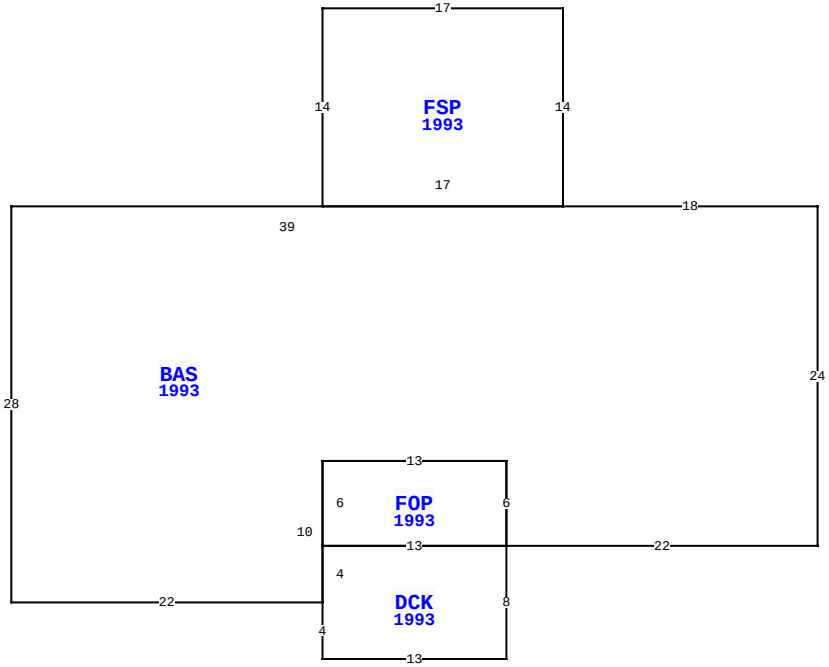
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,378	100	1993	1,378	132,066
DCK	104	10	1993	10	958
FOP	78	30	1993	23	2,204
FSP	238	40	1993	95	9,104
TOTALS	1,798			1,506	144,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,506	118.3200	118.32	178,190	1986	1986	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1378 HX Base Yr 2015



85387 KIRKLAND RD, YULEE

BLD DATE	01/22/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		158,172
TOTAL MARKET OB/XF VALUE		15,684
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		258,856
SOH/AGL Deduction		105,821
ASSESSED VALUE		153,035
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,313
TOTAL JUST VALUE		258,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003659	REPAIR/RRF	0	05/02/2019
B985545	XFOB	13,650	11/01/1998
3574	N/A	33,894	08/20/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/1886	3/08/2023	LE	U	I	11	100
GRANTOR: GARVEY RICHARD E & DO						
GRANTEE: APPERSON HOLLY M						
1929/0844	7/11/2014	WD	Q	I	02	148,000
GRANTOR: JOHNSON ROBERT W & PA						
GRANTEE: GARVEY RICHARD E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FSP=[YR=1993] N14 W17 S14 E17 $ W39 S28 E22 DCK=[YR=1993] S4 E13 N8 FOP=[YR=1993] N6 W13 S6 E13 $ W13 S4 $ N10 E13 S6 E22 N24 $.

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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1986	1986	3	20	720	
2	0812	CONCRETE C	0	100	0	0	2,286.00	SF	4.00	4.00	100	1998	1998	3	73	6,675	
3	0812	CONCRETE C	0	100	0	0	2,122.00	SF	4.00	4.00	100	1994	1994	3	66	5,602	
4	0351	CARPORT MT	0	100	20	10	200.00	SF	3.00	3.00	100	1996	1996	3	20	120	
5	1242	WD DECK A	0	100	0	0	408.00	SF	10.00	10.00	100	2012	2012	3	50	2,040	
6	0479	VF PICKET	0	100	0	0	65.00	LF	10.00	10.00	100	2012	2012	3	81	527	

LAND DESCRIPTION

TOTAL OB/XF 15,684

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 08/18/2020 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

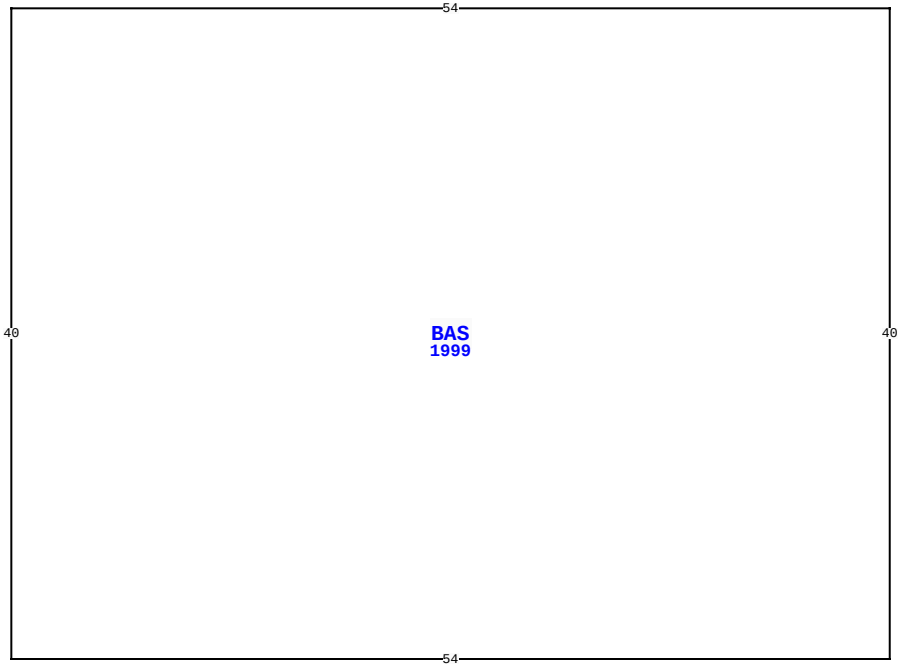
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	1999	2,160	13,838
TOTALS	2,160			2,160	13,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,160	30.3800	11.24	24,278	1999	1999	0	0	0	43.00	57.00

2 GARAGE RES – 100% - 2015 Heated Area: 2160 HX Base Yr 2015



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GRANTOR: JOHNSON ROBERT W & PA						
GRANTEE: GARVEY RICHARD E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W54 S40 E54 N40$.

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

REVIEW DATE 08/18/2020 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS