BLOCK 1 LOT 6
YULEE WOODS #2 PB 5/83 & 84

CAMPBELL JEREMIAH EUGENE
85481 KIRKLAND RD
YULEE, FL 32097

**2025**

**42-2N-27-4612-0001-0060**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 07 | CORK/VTILE 30 |
| 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 | 03 | Quality Level 03 |

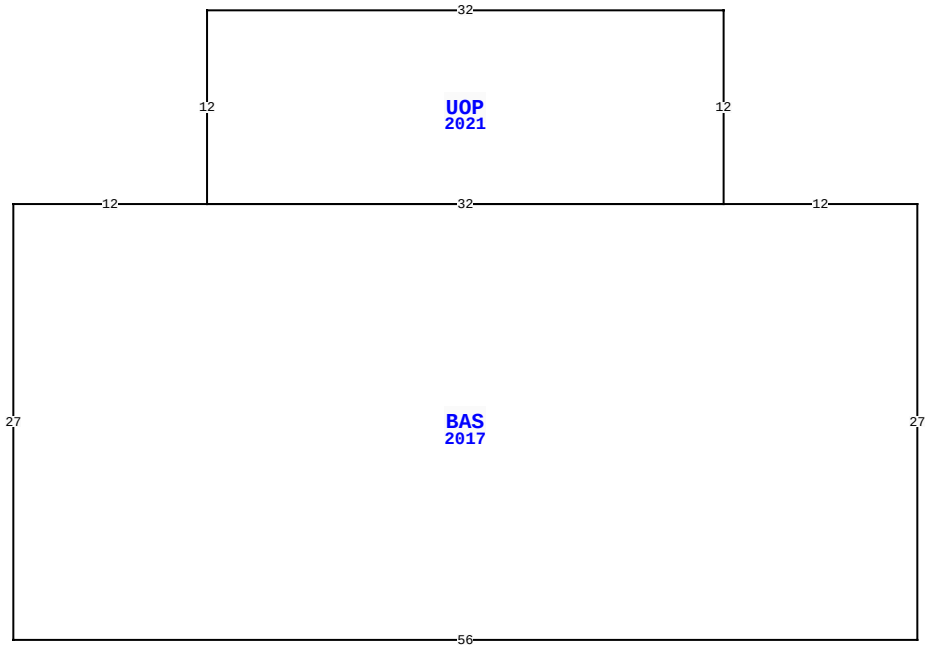
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,512 | 100 | 2017 | 1,512 | 127,928 |
| UOP | 384 | 25 | 2021 | 96 | 8,123 |
| TOTALS | 1,896 | | | 1,608 | 136,051 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,608 | 117.1000 | 99.54 | 160,060 | 2017 | 2017 | 0 | 0 | 0 | 15.00 | 85.00 |

2 M/H 94+ – 100% - 0 Heated Area: 1512 HX Base Yr




| | |
|---|---|
| BLD DATE | |
| XF DATE | |
| INC DATE | |
| LGL DATE | |
| LAND DATE | 05/09/2025 MLU |
| AG DATE | |

85481 KIRKLAND RD, YULEE

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 141,460 |
| TOTAL MARKET OB/XF VALUE | | 8,254 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 234,714 |
| SOH/AGL Deduction | | 99,182 |
| ASSESSED VALUE | | 135,532 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 84,810 |
| TOTAL JUST VALUE | | 234,714 |
| NCON VALUE | | 13,532 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 208,554 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17002439 | CO ISSUED | 0 | 03/23/2017 |
| 1700314 | MH MOVE-ON | 0 | 01/01/2017 |
| 95-01842 | GARAGE | 12,240 | 04/01/1995 |
| 7692 | MH MOVE-ON | 25,000 | 02/10/1989 |
| 7493 | MH MOVE-ON | 10,000 | 10/03/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2363/0311 | 5/18/2020 | QC | U | I | 11 | 100 |
| GRANTOR: FLANAGAN KELLY GENE F | | | | | | |
| GRANTEE: CAMPBELL JEREMIAH E | | | | | | |
| 2094/1366 | 12/27/2016 | QC | U | I | 11 | 100 |
| GRANTOR: CAMPBELL JEREMIAH E & | | | | | | |
| GRANTEE: CAMPBELL JEREMIAH E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W12 W32 W12 S27 E56 N27 $
UOP=[YR=2021;ORIG=-44,0] E32 N12 W32 S12 $
.

## 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 | 1242 | WD DECK A | 0 | 100 | 8 | 9 | 72.00 | SF | 10.00 | 10.00 | 100 | 1989 | 1989 | 3 | 20 | 144 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 24 | 30 | 720.00 | SF | 35.00 | 35.00 | 100 | 1995 | 1995 | 3 | 20 | 5,040 | |
| 3 | 0811 | CONCRETE B | 0 | 100 | 30 | 24 | 720.00 | SF | 5.20 | 5.20 | 100 | 2003 | 2003 | 3 | 82 | 3,070 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,254

| 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 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 12/18/2019 BY DJA 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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**2025**

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## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 29 | NONE 100 |
| Roof Structur | 10 | STEEL FRME 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 | 05 | STEEL 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 0200 | MOBILE HOME |

MAP NUM | MKT AREA 04

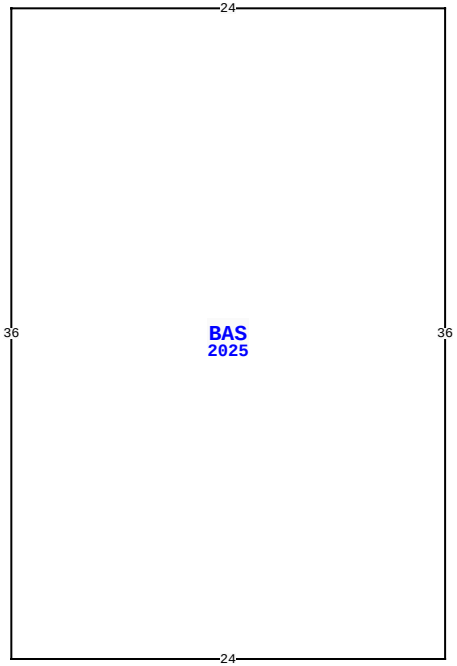
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 864 | 100 | 2025 | 864 | 5,409 |
| TOTALS | 864 | | | 864 | 5,409 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 864 | 17.8200 | 6.59 | 5,694 | 2019 | 2019 | 0 | 0 | 0 | 5.00 | 95.00 |

3 GARAGE RES – 100% - 2025 Heated Area: 864 HX Base Yr




85481 KIRKLAND RD, YULEE

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|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

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| GRANTEE: CAMPBELL JEREMIAH E | | | | | | |
| 2094/1366 | 12/27/2016 | QC | U | I | 11 | 100 |
| GRANTOR: CAMPBELL JEREMIAH E & | | | | | | |
| GRANTEE: CAMPBELL JEREMIAH E | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,10] E24 S36 W24 N36 $
.

### 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 12/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS