BLK 1 PT LOT 9 OF
YULEE WOODS #2 PB 5/83 & PT
JOHN LOWE MILL GRANT

EATON BEVERLY A
85565 KIRKLAND ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0001-0092

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	13	LVT/LAMNT 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
Quality	06	Quality Level 06

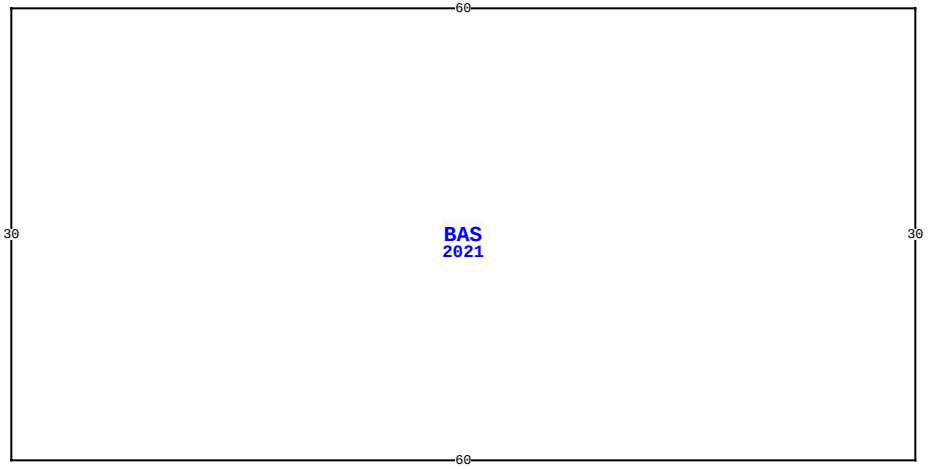
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2021	1,800	223,802
TOTALS	1,800			1,800	223,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	150.8000	128.18	230,724	2021	2021	0	0	0	3.00	97.00

2 M/H 94+ – 100% - 0 Heated Area: 1800 HX Base Yr



85565 KIRKLAND RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		223,802
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		310,602
SOH/AGL Deduction		127,579
ASSESSED VALUE		183,023
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,301
TOTAL JUST VALUE		310,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016837	CO ISSUED	0	12/06/2021
B23093	XFOB	3,787	12/01/2009
B029924	XFOB	2,153	07/01/2002
8127	REPAIR/RRF	2,000	05/29/1992
7489	MH MOVE-ON	16,400	09/27/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0543/0080	5/12/1988	WD	Q	V		13,800

GRANTOR: SHEFFIELD ET AL
GRANTEE: EATON RALPH B JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W60 S30 E60 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
1	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	20	2016	2016	3	50	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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 01/04/2022 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS