BLOCK 2 LOT 51
IN OR 826 PG 661
R378270 & R378271

FOLEY PETER J
85416 BLACKMON RD
YULEE, FL 32097

**2025**

**42-2N-27-4612-0002-0510**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 60 |
| Interior Wall | 04 | PLYWOOD 40 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| 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 |

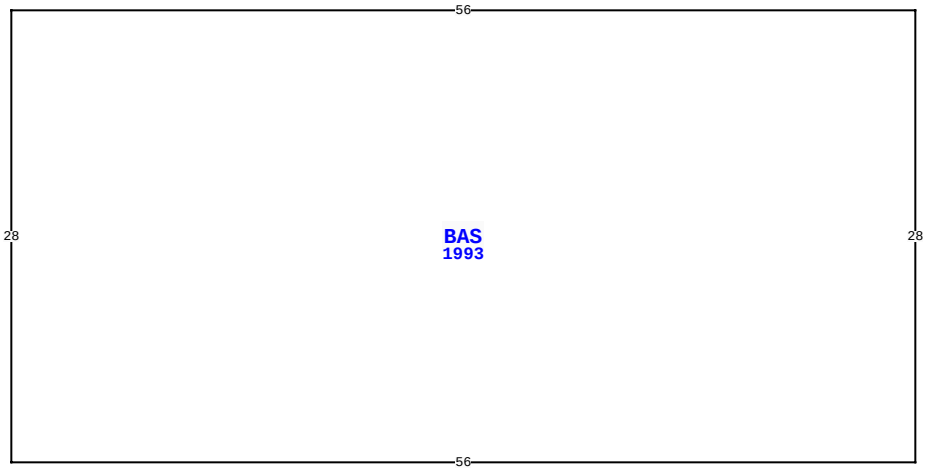
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,568 | 100 | 1993 | 1,568 | 43,954 |
| TOTALS | 1,568 | | | 1,568 | 43,954 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,568 | 116.8000 | 93.44 | 146,514 | 1989 | 1989 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1568 HX Base Yr




85231 KIRKLAND RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | 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 | 43,954 |
| TOTAL MARKET OB/XF VALUE | 2,298 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 131,252 |
| SOH/AGL Deduction | 39,561 |
| ASSESSED VALUE | 91,691 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 91,691 |
| TOTAL JUST VALUE | 131,252 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 120,835 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R991642 | REPAIR/RRF | 1,200 | 03/01/1999 |
| 7634 | MH MOVE-ON | 27,868 | 01/12/1989 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0826/0661 | 3/16/1998 | QC | Q | I | 06 | 100 |
| GRANTOR: FOLEY PETER J & SUSAN | | | | | | |
| GRANTEE: FOLEY PETER J | | | | | | |
| 0539/0964 | 3/30/1988 | WD | Q | V | | 19,500 |
| GRANTOR: SHEFFIELD & LEE | | | | | | |
| GRANTEE: FOLEY PETER J | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W56 S28 E56 N28 $ .

### 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 64 | 2,240 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 6 | 4 | 24.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 24 | 58 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,298

| 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 | 0 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 11/12/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS