BLOCK 2 LOT 52
IN OR 710 PG 754
YULEE WOODS #2 PB 5/83 & 84

MCKENNEY JOHN F & SUSAN T
85257 KIRKLAND RD
YULEE, FL 32097

2025

42-2N-27-4612-0002-0520

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

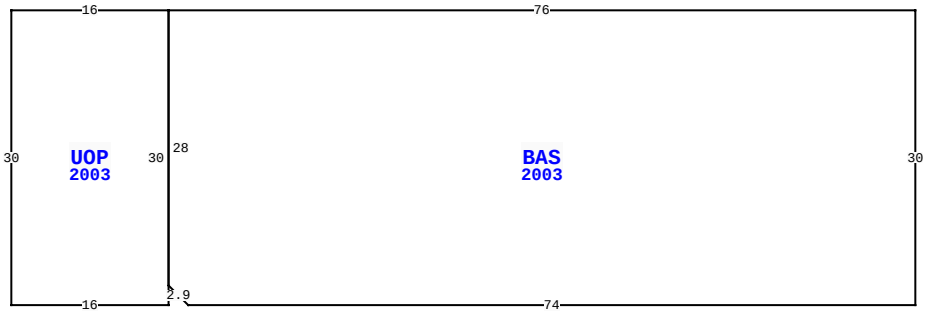
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	2,278	100	2003	2,278	119,276
UOP	480	25	2003	120	6,283
TOTALS	2,758			2,398	125,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,398	123.2000	104.72	251,119	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 0 Heated Area: 2278 HX Base Yr 1995



85257 KIRKLAND RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		125,560
TOTAL MARKET OB/XF VALUE		7,378
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		217,938
SOH/AGL Deduction		109,974
ASSESSED VALUE		107,964
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		52,242
TOTAL JUST VALUE		217,938
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0312006	NEW CONSTR	2,000	10/01/2003
8317	GARAGE	10,608	08/20/1992
8868	MH MOVE-ON	15,000	04/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0710/0754	8/02/1994	WD	U	I	07	100
GRANTOR: SPIGELMYER GLENN & JA						
GRANTEE: MCKENNEY JOHN & SUS						
0650/0099	2/26/1992	WD	Q	V		12,500
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: SPIGELMYER GLENN K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 UOP=[YR=2003] W16 S30 E16 N30$ S28 R2 D2 E74 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	0510	GARAGE WD-	0	100	24	26	624.00	SF	35.00	35.00	100	1992	1992	3	20	4,368	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 7,378

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS