BLOCK 2 LOT 54
YULEE WOODS #2 PB 5/83-84

WRIGHT FRANKIE G L/E/
85289 KIRKLAND RD
YULEE, FL 32097

2025

42-2N-27-4612-0002-0540

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 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

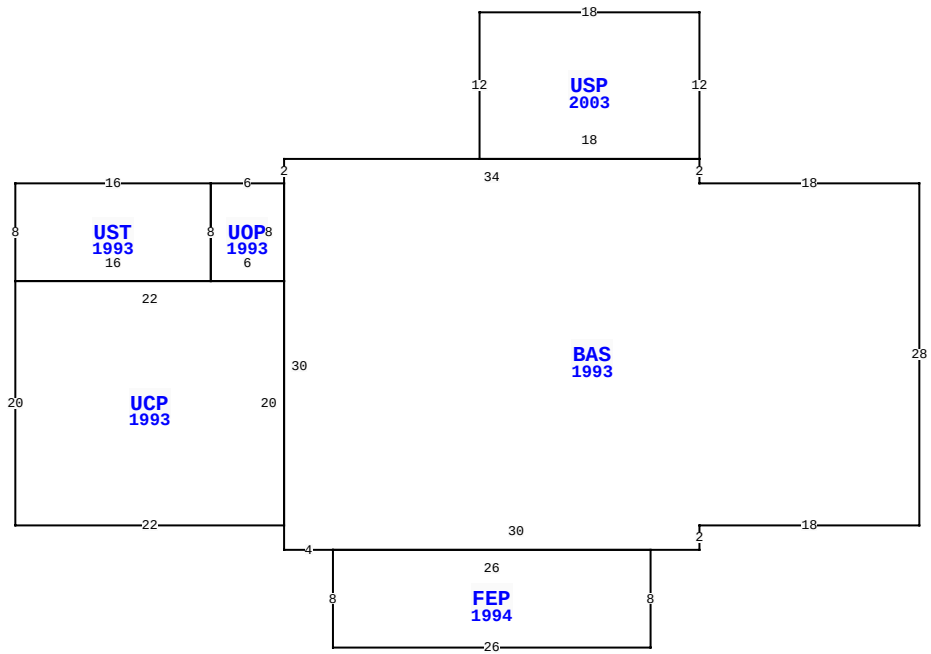
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100	1993	1,592	143,089
FEP	208	80	1994	166	14,920
UCP	440	20	1993	88	7,909
UOP	48	20	1993	10	899
USP	216	30	2003	65	5,842
UST	128	45	1993	58	5,213
TOTALS	2,632			1,979	177,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,979	107.0000	107.00	211,753	1989	1989	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 1997 Heated Area: 1592 HX Base Yr 1997



85289 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		177,873
TOTAL MARKET OB/XF VALUE		3,398
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		266,271
SOH/AGL Deduction		139,993
ASSESSED VALUE		126,278
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,556
TOTAL JUST VALUE		266,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3022	H/AC	3,650	05/15/1989
4848	NEW CONSTR	55,584	04/25/1988
5030	NEW CONSTR	3,000	04/25/1988
2532	H/AC	3,500	04/25/1988
3019	NEW CONSTR	2,000	04/25/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/1133	12/01/2022	WD	U	I	11	100
GRANTOR: WRIGHT FRANKIE G						
GRANTEE: WRIGHT HEATHER MICH						
0759/0158	5/07/1996	WD	Q	I		70,000
GRANTOR: YOUNG MARY V						
GRANTEE: WRIGHT FRANKIE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 N2 USP=[YR=2003] N12 W18 S12 E18 $ W34 S2 UOP=[YR=1993] W6 UST=[YR=1993] W16 S8 UCP=[YR=1993] S20 E22 N20 W22 $ E16 N8 $ S8 E6 N8 $ S30 E4 FEP=[YR=1994] S8 E26 N8 W26 $ E30 N2 E18 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	0940	SHEDS/PORT	0	100	12	24	288.00	SF	20.10	20.10	100	1988	1988	3	20	1,158	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 3,398

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS