BLOCK 5 LOT 6
IN OR 713 PG 1105
YULEE WOODS #2 PB 5/83 & 84

KILPATRICK LLOYD MICHAEL
85173 MADELINE ROAD
YULEE, FL 32097-4550

**2025**

**42-2N-27-4612-0005-0060**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

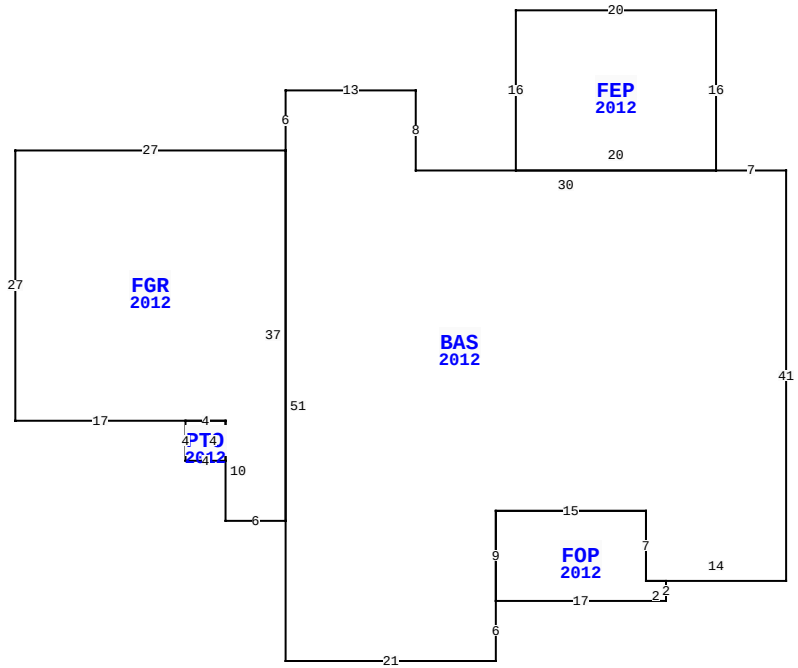
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 60 |
| Exterior Wall | 20 | FACE BRICK 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 2,217 | 100 | 2012 | 2,217 | 286,074 |
| FEP | 320 | 80 | 2012 | 256 | 33,034 |
| FGR | 789 | 55 | 2012 | 434 | 56,002 |
| FOP | 139 | 30 | 2012 | 42 | 5,419 |
| PTO | 16 | 5 | 2012 | 1 | 129 |
| TOTALS | 3,481 | | | 2,950 | 380,658 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,950 | 104.9980 | 138.60 | 408,870 | 2012 | 2012 | 0 | 0 | 0 | 6.90 | 93.10 |

2 SNGL FAM – 100% - 0 Heated Area: 2217 HX Base Yr 2015




85173 MADELINE RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 12/07/2012 KK | 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 | | 380,658 |
| TOTAL MARKET OB/XF VALUE | | 15,450 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 481,108 |
| SOH/AGL Deduction | | 278,280 |
| ASSESSED VALUE | | 202,828 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 152,106 |
| TOTAL JUST VALUE | | 481,108 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 458,677 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1226202 | CO ISSUED | 0 | 10/18/2012 |
| M17474 | H/AC | 0 | 08/01/2012 |
| B26202 | NEW CONSTR | 241,990 | 07/01/2012 |
| E25220 | NEW CONSTR | 0 | 07/01/2012 |
| B0209751 | XFOB | 19,602 | 06/01/2002 |
| B0209313 | ADDITION | 16,862 | 01/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0713/1105 | 9/07/1994 | QC | Q | I | 06 | 3,500 |
| GRANTOR: KILPATRICK KATHLEEN D | | | | | | |
| GRANTEE: KILPATRICK LLOYD MI | | | | | | |
| 0501/0763 | 10/01/1986 | WD | Q | V | | 11,300 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2012] W7 FEP=[YR=2012] N16 W20 S16 E20$ W30 N8 W13 S6 FGR=[YR=2012] W27 S27 E17 PTO=[YR=2012] S4 E4 N4 W4$ E4 S10 E6 N37$ S51 E21 N6 FOP=[YR=2012] E17 N2 W2 N7 W15 S9$ N9 E15 S7 E14 N41$.

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,425.00 | SF | 4.00 | 4.00 | 100 | 2002 | 2002 | 3 | 80 | 7,760 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 355.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 92 | 2,123 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 209.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 92 | 1,250 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 40 | 3 | 120.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 92 | 718 | |
| 5 | 1243 | WD DECK F | 0 | 100 | 0 | 0 | 608.00 | SF | 8.00 | 8.00 | 100 | 2017 | 2017 | 3 | 74 | 3,599 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,450

| 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 02/02/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS