BLOCK 7 LOT 1
YULEE WOODS #2 PB 5/83 & 84

ALVAREZ TIFFANY V/VAZQUEZ AARON JACOB
85828 KIRKLAND RD
YULEE, FL 32097

2025

42-2N-27-4612-0007-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
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	06	Quality Level 06

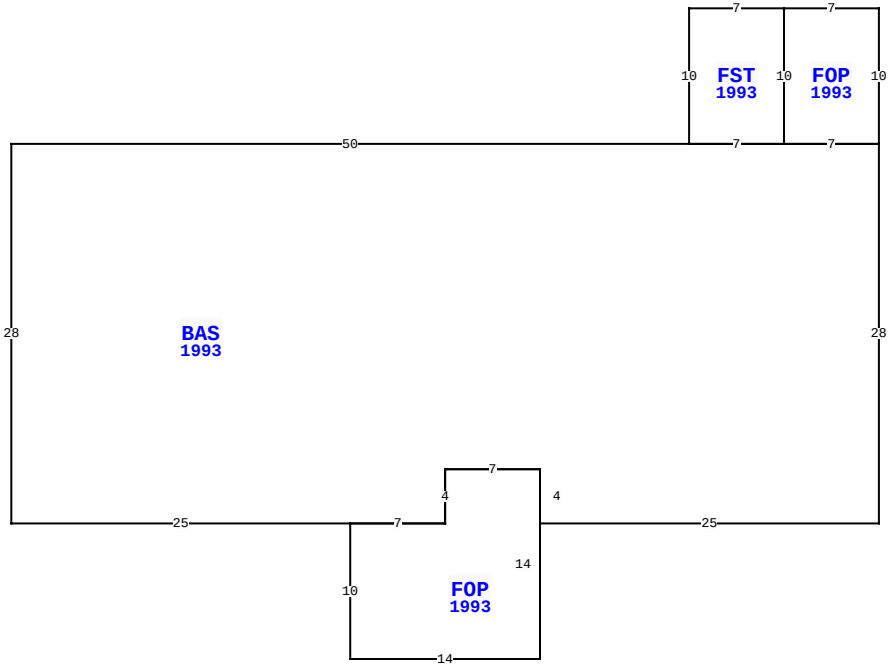
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100	1993	1,764	214,513
FOP	70	30	1993	21	2,553
FOP	168	30	1993	50	6,080
FST	70	55	1993	38	4,621
TOTALS	2,072			1,873	227,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,873	130.0558	130.06	243,602	1990	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1764 HX Base Yr 2025



85828 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		263,922
TOTAL MARKET OB/XF VALUE		1,209
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		350,131
SOH/AGL Deduction		0
ASSESSED VALUE		350,131
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		299,409
TOTAL JUST VALUE		350,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0006921	XFOB	3,528	03/01/2000
8750	ADDITION	46,500	03/12/1993
7746	ADDITION	2,100	01/02/1992
7336	REMODEL	12,096	06/21/1991
6629	GARAGE	11,324	07/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2620/1472	2/21/2023	WD	Q	I	01	420,000
GRANTOR: GUERRIN JAMES C & TRA						
GRANTEE: ALVAREZ TIFFANY V &						
1248/1038	7/27/2004	WD	Q	I		184,000
GRANTOR: WADE HARRY D SR & JR						
GRANTEE: GUERRIN JAMES C & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-14,10] W50 S28 E25 E7 N4 E7 S4 E25 N28 W7 W7 $
FOP=[YR=1993;ORIG=-39,38] S10 E14 N14 W7 S4 W7 $
FOP=[YR=1993;ORIG=0,0] W7 S10 E7 N10 $
FST=[YR=1993;ORIG=-7,0] W7 S10 E7 N10 $
.

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	0810	CONCRETE A	0	100	12	25	300.00	SF	6.50	6.50	100	1992	1992	3	62	1,209	

LAND DESCRIPTION

TOTAL OB/XF 1,209

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 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

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Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

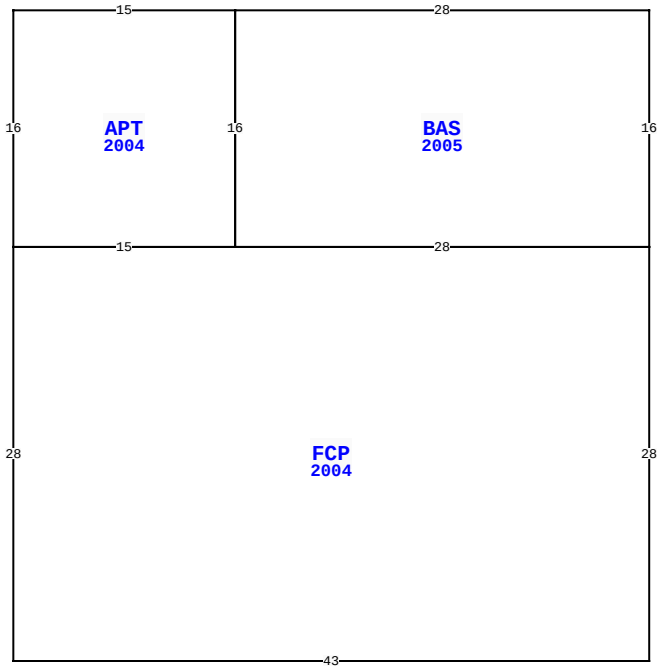
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	240	100	2004	240	8,773
BAS	448	100	2005	448	16,377
FCP	1,204	25	2004	301	11,004
TOTALS	1,892			989	36,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	989	120.4740	44.58	44,090	2003	2010	0	0	0	18.00	82.00

2 GARAGE RES – 100% - 2025 Heated Area: 688 HX Base Yr 2025



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GRANTEE: ALVAREZ TIFFANY V &						
1248/1038	7/27/2004	WD	Q	I		184,000
GRANTOR: WADE HARRY D SR & JR						
GRANTEE: GUERRIN JAMES C & T						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2004;ORIG=-43,16] S28 E43 N28 W28 W15 $
BAS=[YR=2005;ORIG=0,0] W28 S16 E28 N16 $
APT=[YR=2004;ORIG=-28,0] W15 S16 E15 N16 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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