

BLOCK 7 LOT 4  
 IN OR 519/75  
 YULEE WOODS #2 PB 5/83 & 84

PHELAN MICHAEL J  
 85778 KIRKLAND ROAD  
 YULEE, FL 32097

2025

42-2N-27-4612-0007-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 12,000 <b>TOTAL LAND VALUE - MARKET</b> 85,000 <b>TOTAL MARKET VALUE</b> 97,000 <b>SOH/AGL Deduction</b> 26,969 <b>ASSESSED VALUE</b> 70,031 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 70,031 <b>TOTAL JUST VALUE</b> 97,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 92,000																							
																				<b>PERMIT NUM</b> 95-961 <b>DESCRIPTION</b> MH MOVE-ON <b>AMT</b> 0 <b>ISSUED</b> 06/01/1995																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0519/0075</td> <td>6/02/1987</td> <td>WD</td> <td>Q</td> <td>V</td> <td></td> <td>12,900</td> </tr> </tbody> </table> GRANTOR: SHEFFIELD WM ET AL GRANTEE: PHELAN MICHAEL & C										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	0519/0075	6/02/1987	WD	Q	V		12,900
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																				<b>BUILDING NOTES</b>																							
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<b>EXTRA FEATURES</b> 85754 KIRKLAND RD, YULEE										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/09/2025 MLU																							
L N	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	0936	SEPTC TANK	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000																												
2	0937	WELL	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000																												
<b>TOTALS</b>																																											
LAND DESCRIPTION																	TOTAL OB/XF																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																										
<b>REVIEW DATE</b> 06/02/2025 <b>BY</b> KWA <b>Total Acres:</b> 0.00 <b>Total Land Value:</b> 85,000 <b>Market:</b> 0 <b>Agricultural:</b> 0 <b>Common:</b> 85,000 <b>PRINTED 07/30/2025 BY SYS</b>																																											