

BLOCK 7 LOT 6
IN OR 772 PG 888
YULEE WOODS #2 PB 5/83 & 84

SLAYTON RONNIE M
85696 KIRKLAND ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0007-0060



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	832	100	1993	832	76,153
FOP	192	30	1993	58	5,309
FUS	832	100	1993	832	76,153

TOTALS	1,856			1,722	157,615
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	16	16	256.00	SF	30.00	
2	0810	CONCRETE A	0 100	20	22	440.00	SF	6.50	
3	0351	CARPORT MT	0 100	30	40	1,200.00	SF	6.30	
4	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,722	108.0000	108.00	185,976	1992	1992	0	0	0	15.25	84.75
1 SINGLE FAM - 100% - 0												
Heated Area: 1664						HX Base Yr						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	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	0940	SHEDS/PORT	0 100	16	16	256.00	SF	30.00	30.00	100	1992	1992	3	20	1,536	
2	0810	CONCRETE A	0 100	20	22	440.00	SF	6.50	6.50	100	1994	1994	3	66	1,888	
3	0351	CARPORT MT	0 100	30	40	1,200.00	SF	6.30	6.30	100	1998	1998	3	20	1,512	
4	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	30.00	100	1998	1998	3	20	1,200	

TOTAL OB/XF										6,136						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres:	0.00	Total Land Value:	85,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1			
VALUATION SUMMARY										4			
VALUATION BY										STANDARD			
Tax Group: 4										Tax Dist:			
BUILDING MARKET VALUE										157,615			
TOTAL MARKET OB/XF VALUE										6,136			
TOTAL LAND VALUE - MARKET										85,000			
TOTAL MARKET VALUE										248,751			
SOH/AGL Deduction										128,370			
ASSESSED VALUE										120,381			
TOTAL EXEMPTION VALUE										100,722			
BASE TAXABLE VALUE										19,659			
TOTAL JUST VALUE										248,751			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										236,368			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963093	XFOB	0	07/01/1996
95-01936	XFOB	4,800	05/01/1995
7806	NEW CONSTR	57,530	01/29/1992
8742	MH MOVE-ON	8,700	11/18/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0772/0888	10/01/1996	QC	Q	I	06	6,000	
GRANTOR: SLAYTON RONNIE M & PA							
GRANTEE: SLAYTON RONNIE M							
0637/0684	9/26/1991	WD	Q	V	01	100	
GRANTOR: SLAYTON PAULA R MC							
GRANTEE: SLAYTON RONNIE & P							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W30 S14 FOP=[YR=1993] W6 S18 E20 N6 W14 N12\$ S12 E17 S4 E13 N30\$ PTR=E15 FUS=[YR=1993] E30 S30 W13 N4 W17N26\$ W15\$.									