BLOCK 7 LOT 8
IN OR 2215/40
YULEE WOODS #2 PB 5/83 & 84

FOSTER DONALD V JR & KERRI L
85618 KIRKLAND ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0007-0080

BUILDING CHARACTERISTICS

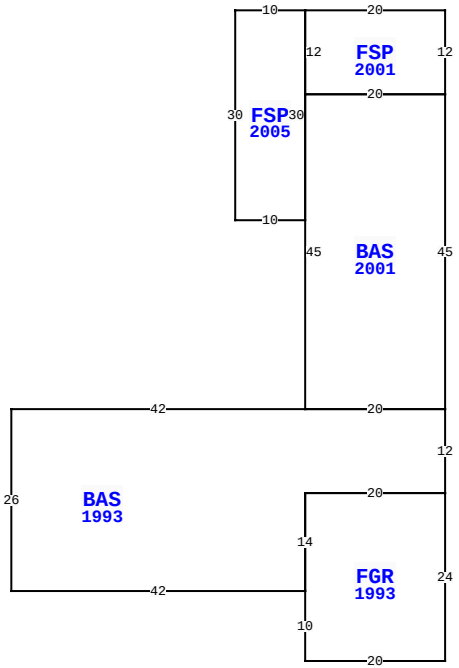
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,332	100	1993	1,332	138,618
BAS	900	100	2001	900	93,661
FGR	480	55	1993	264	27,474
FSP	240	40	2001	96	9,990
FSP	300	40	2005	120	12,488
TOTALS	3,252			2,712	282,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,712	116.9280	116.93	317,114	1990	2001	0	0	0	11.00	89.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2232 HX Base Yr 2020



85618 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		282,231
TOTAL MARKET OB/XF VALUE		37,268
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		404,499
SOH/AGL Deduction		96,226
ASSESSED VALUE		308,273
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		257,551
TOTAL JUST VALUE		404,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BL47354	ADDITION	67,200	08/01/2000
6404	NEW CONSTR	3,800	01/03/1990
5901	NEW CONSTR	52,764	07/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2215/0040	7/26/2018	WD	Q	I	01	265,000
GRANTOR: TRANTHAM JAMES D & MI						
GRANTEE: FOSTER DONALD V JR						
1756/1753	9/21/2011	WD	Q	I	02	194,000
GRANTOR: HARDIN FRANCES L & RO						
GRANTEE: TRANTHAM JAMES D &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] W20FSP=[YR=2005] W10 S30 E10 N30 $ S12
BAS=[YR=2001] S45 BAS=[YR=1993] W42 S26 E42 FGR=[YR=1993]
S10 E20 N24 W20 S14 $ N14 E20 N12 W20 $ E20 N45 W20 $ E20 N12
$.

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	0	0	486.00	SF	6.50	6.50	100	1990	1990	3	57	1,801	
2	0812	CONCRETE C	0	100	93	13	1,209.00	SF	4.00	4.00	100	1994	1994	3	66	3,192	
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	
4	0476	VF 6 SBPL	0	100	0	0	18.00	LF	38.40	38.40	100	2005	2005	3	64	442	
5	0680	POLE SHED	0	100	50	32	1,600.00	SF	10.00	10.00	100	2012	2012	3	64	10,240	
6	0940	SHEDS/PORT	0	100	32	14	448.00	SF	30.00	30.00	100	2012	2012	3	50	6,720	
7	0811	CONCRETE B	0	100	54	52	2,808.00	SF	5.20	5.20	100	2012	2012	3	92	13,433	

LAND DESCRIPTION

TOTAL OB/XF 37,268

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS