BLOCK 7 LOT 9
IN OR 1952/1211
YULEE WOODS #2 PB 5/83 & 84

BODDIE RICHARD D
85594 KIRKLAND RD
YULEE, FL 32097

2025

42-2N-27-4612-0007-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

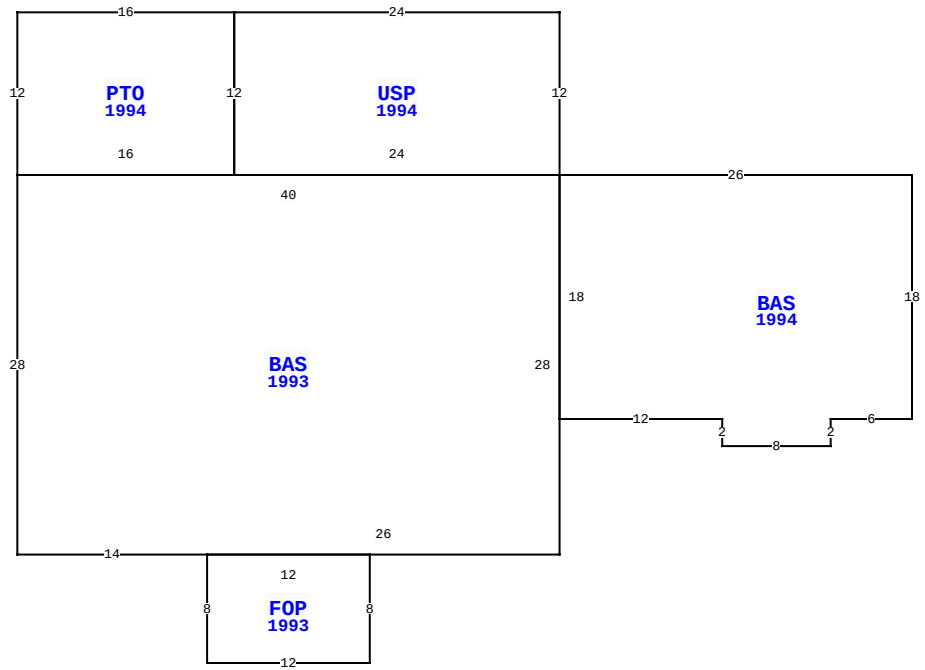
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1993	1,120	104,115
BAS	484	100	1994	484	44,993
FOP	96	30	1993	29	2,696
PTO	192	5	1994	10	930
USP	288	30	1994	86	7,995
TOTALS	2,180			1,729	160,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,729	112.0000	112.00	193,648	1990	1990	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1604 HX Base Yr 2015



85594 KIRKLAND RD, YULEE

BLD DATE		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		160,728
TOTAL MARKET OB/XF VALUE		18,457
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		264,185
SOH/AGL Deduction		120,705
ASSESSED VALUE		143,480
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,758
TOTAL JUST VALUE		264,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-8606	ADDITION	17,780	01/11/1993
6847	XFOB	2,240	11/14/1990
6424	NEW CONSTR	41,156	04/23/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1952/1211	6/24/2014	WD	Q	I	02	152,000
GRANTOR: MELLO ROBERT J						
GRANTEE: BODDIE RICHARD D						
1352/1067	9/26/2005	WD	Q	I		197,000
GRANTOR: BROWN LARRY & LORI C						
GRANTEE: MELLO ROBERT J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W26 USP=[YR=1994] N12 W24 PTO=[YR=1994] W16 S12 BAS=[YR=1993] S28 E14 FOP=[YR=1993] S8 E12 N8 W12$ E26 N28W40$ E16 N12$ S12 E24$ S18 E12 S2 E8 N2 E6 N18$.

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	0350	CARPORT WD	0	100	20	20	400.00	SF	13.00	13.00	100	1990	1990	3	20	1,040	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
3	0810	CONCRETE A	0	100	0	0	304.00	SF	6.50	6.50	100	1993	1993	3	64	1,265	
4	0812	CONCRETE C	0	100	0	0	4,314.00	SF	4.00	4.00	100	2001	2001	3	79	13,632	

LAND DESCRIPTION

TOTAL OB/XF 18,457

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 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