BLOCK 7 LOT 12
IN OR 1685/898
1987 OMNI DW/MH

LADEAU JONATHAN D
85506 KIRKLAND RD
YULEE, FL 32097

2025

42-2N-27-4612-0007-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	02	WINDOW 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
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

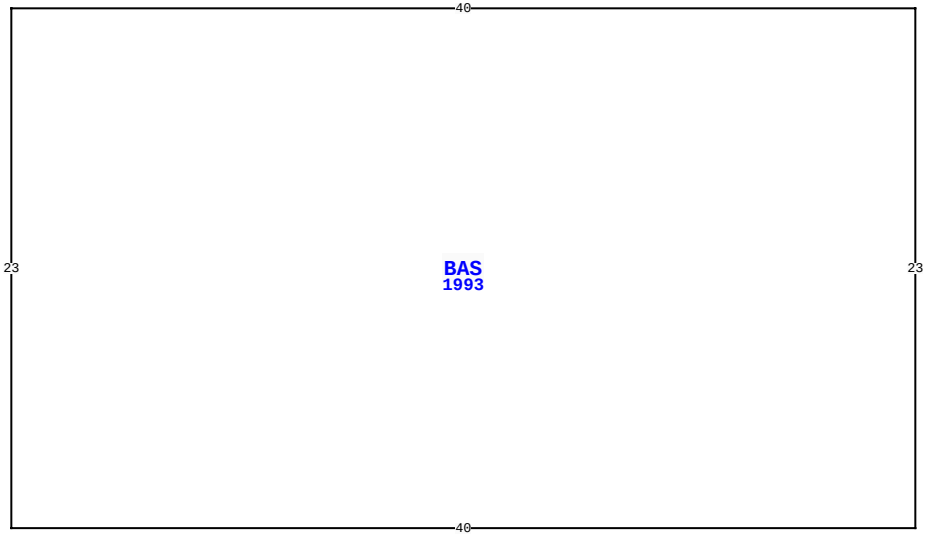
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	1993	920	27,009
TOTALS	920			920	27,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	920	122.3200	97.86	90,031	1987	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 920 HX Base Yr



85506 KIRKLAND RD, YULEE

BLD DATE	03/24/2008 KK	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	27,009
TOTAL MARKET OB/XF VALUE	4,470
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	116,479
SOH/AGL Deduction	0
ASSESSED VALUE	116,479
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,479
TOTAL JUST VALUE	116,479
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/0710	7/11/2020	QC	U	I	11	100
GRANTOR: LADEAU EUGENE R JR						
GRANTEE: LADEAU EUGENE R JR						
1685/0898	6/26/2010	WD	Q	I	01	80,000
GRANTOR: TBN ENTERPRISES						
GRANTEE: LADEAU EUGENE R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S23 E40 N23 $.

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	1242	WD DECK A	0	0	11	8	88.00	SF	10.00	10.00	100	1985	1985	3	20	176	
2	0510	GARAGE WD-	0	0	20	17	340.00	SF	35.00	35.00	100	1999	1999	3	26	3,094	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,470

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	0		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