BLOCK 7 LOT 13
YULEE WOODS #2 PB 5/83 & 84

STONE DAKOTA WILSON
85480 KIRKLAND RD
YULEE, FL 32097

2025

42-2N-27-4612-0007-0130

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	08	SHT VINYL 100
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		1 100
Quality	03	Quality Level 03

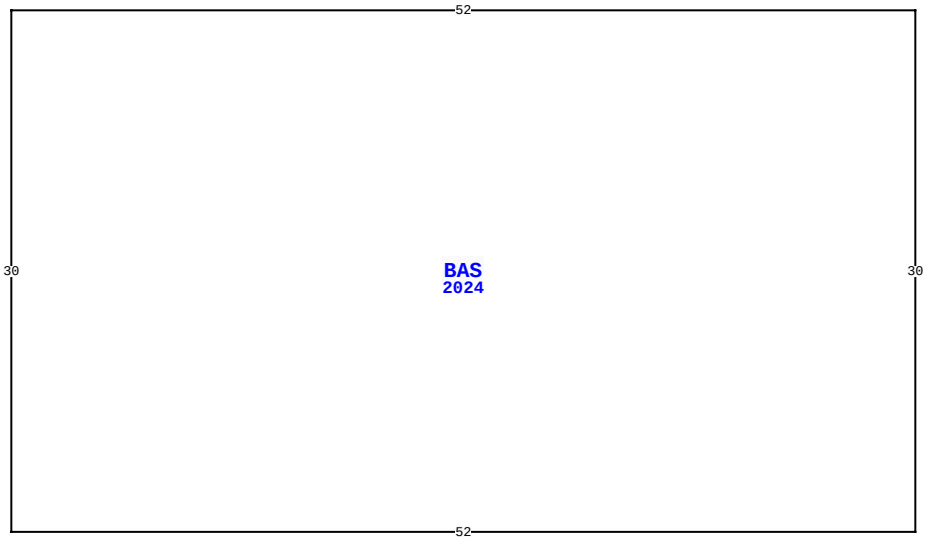
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2024	1,560	149,652
TOTALS	1,560			1,560	149,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	114.0000	96.90	151,164	2023	2023	0	0	0	1.00	99.00

2 M/H 94+ – 100% - 2024 Heated Area: 1560 HX Base Yr 2021



85480 KIRKLAND RD, YULEE

BLD DATE	06/10/2009 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		149,652
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		234,652
SOH/AGL Deduction		33,680
ASSESSED VALUE		200,972
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,250
TOTAL JUST VALUE		234,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012748	CO ISSUED		10/04/2023
230006014	52X32 3/2 LIVE OA		05/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2261/0371	3/13/2019	WD	U	I	11	100
GRANTOR: DUNLEAVY FAMILY LIVIN						
GRANTEE: STONE DAKOTA WILSON						
2080/1590	10/24/2016	WD	U	I	11	100
GRANTOR: LONG REGINA						
GRANTEE: DUNLEAVY FAMILY LIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E52 S30 W52 N30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 11/27/2023 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS