BLOCK 7 LOT 16
IN OR 1725/139
R672941 & R672942

NEAL SHEILA N
85388 KIRKLAND ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0007-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

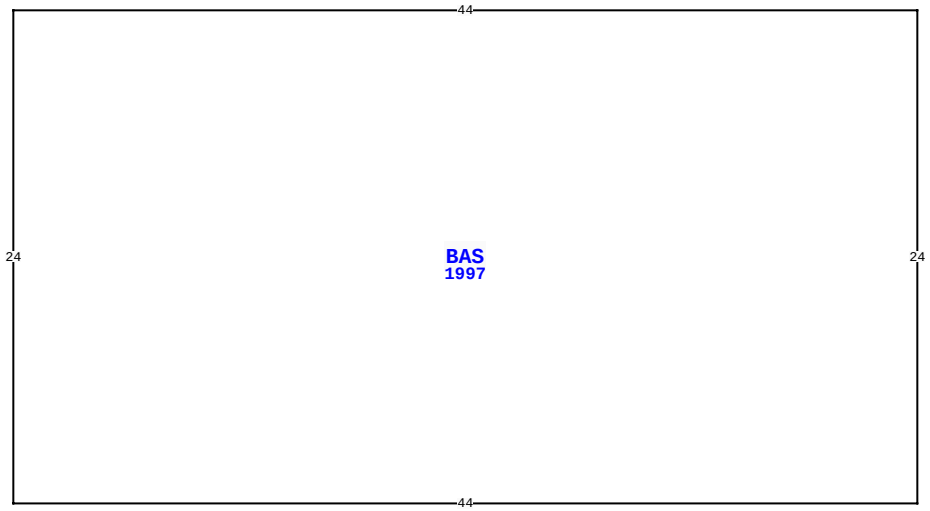
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,056	100	1997	1,056	31,325
TOTALS	1,056			1,056	31,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,056	123.6000	98.88	104,417	1988	1988	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2010 Heated Area: 1056 HX Base Yr



85388 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		31,325
TOTAL MARKET OB/XF VALUE		3,934
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		120,259
SOH/AGL Deduction		5,686
ASSESSED VALUE		114,573
TOTAL EXEMPTION VALUE	14	114,573
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		120,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971853	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1725/0139	2/01/2011	QC	U	I	11	100
GRANTOR: DAVIS WILLIAM S SR						
GRANTEE: NEAL SHEILA N						
1035/0513	2/05/2002	WD	Q	I		63,500
GRANTOR: CLAXTON KENNETH W						
GRANTEE: DAVIS WILLIAM SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W44 S24 E44 N24$.

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	0940	SHEDS/PORT	0	100	20	16	320.00	SF	30.00	30.00	100	1986	1986	3	20	1,920	
2	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	1997	1997	3	20	160	
3	1242	WD DECK A	0	100	7	9	63.00	SF	10.00	10.00	100	1997	1997	3	20	126	
4	0940	SHEDS/PORT	0	100	18	16	288.00	SF	30.00	30.00	100	1995	1995	3	20	1,728	

LAND DESCRIPTION

TOTAL OB/XF 3,934

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