

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall	05	AVERAGE 100	0820	02	1,000	82.0400	65.63	65,630	1985	1985	0	0	0	70.00	30.00	VALUATION BY					STANDARD																		
Roof Structure	03	GABLE/HIP 100	1 M/H 93- - 0% - 0										Heated Area: 960					HX Base Yr					Tax Group: 4					Tax Dist:											
Roof Cover	03	COMP SHNGL 100	BAS1993 UOP1994															BUILDING MARKET VALUE					19,689																
Interior Wall	04	PLYWOOD 60																TOTAL MARKET OB/XF VALUE					1,960																
Interior Wall	05	DRYWALL 40																TOTAL LAND VALUE - MARKET					85,000																
Interior Floor	14	CARPET 80																TOTAL MARKET VALUE					106,649																
Interior Floor	08	SHT VINYL 20																SOH/AGL Deduction					35,455																
Air Condition	03	CENTRAL 100																ASSESSED VALUE					71,194																
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE					0																
Bedrooms	3	100																BASE TAXABLE VALUE					71,194																
Bathrooms	2	100																TOTAL JUST VALUE					106,649																
Frame	02	WOOD FRAME 100																NCON VALUE					0																
Stories	1.	1. 100	INCOME VALUE																																				
Units	0	100	PREVIOUS YEAR MKT VALUE					99,259																															
Quality										02 Quality Level 02																													
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	960	100	1993	960	18,902																																		
UOP	160	25	1994	40	788																																		
TOTALS										1,120										1,000										19,689									
EXTRA FEATURES										85252 KIRKLAND RD, YULEE										BLD DATE										LGL DATE									
																				XF DATE										LAND DATE									
																				INC DATE										AG DATE									
L N	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	05/09/2025 MLU																					
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960																							