BLOCK 7 LOT 21
YULEE WOODS #2 PB 5/83 & 84

KAUFFMAN MELODY G L/E/
85192 KIRKLAND ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0007-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

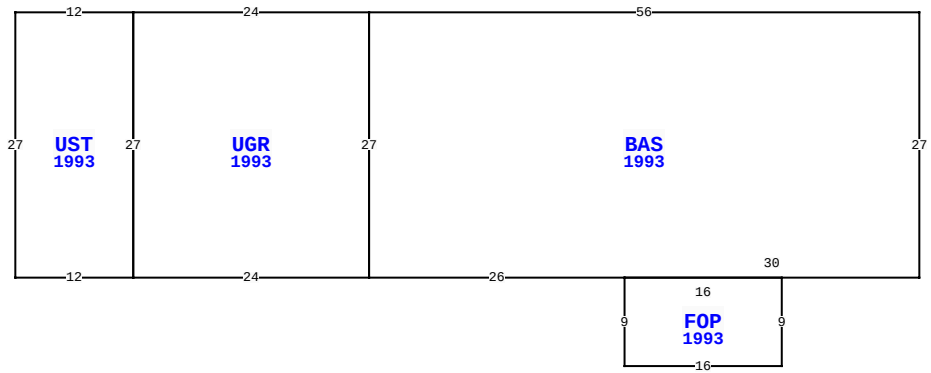
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1993	1,512	42,094
FOP	144	30	1993	43	1,197
UGR	648	45	1993	292	8,129
UST	324	55	1993	178	4,955
TOTALS	2,628			2,025	56,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,025	116.0000	92.80	187,920	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1512 HX Base Yr



85192 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		56,376
TOTAL MARKET OB/XF VALUE		8,568
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		149,944
SOH/AGL Deduction		95,390
ASSESSED VALUE		54,554
TOTAL EXEMPTION VALUE	HX HB WX	34,554
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		149,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R981400	REPAIR/RRF	3,000	11/01/1998
6137	GARAGE	16,391	11/27/1989
5347	FOUNDATION	700	12/02/1988
5114	ADDITION	1,360	08/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1638/1606	6/18/2009	QC	U	I	14	100
GRANTOR: KAUFFMAN CHARLES J &						
GRANTEE: KAUFFMAN CHARLES J						
0503/0633	11/01/1986	WD	Q	V		10,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 UGR=[YR=1993] W24 UST=[YR=1993] W12 S27 E12 N27$ S27 E24 N27$ S27 E26 FOP=[YR=1993] S9 E16 N9 W16$ E30 N27$.

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	0811	CONCRETE B	0	100	0	0	637.00	SF	5.20	5.20	100	2000	2000	3	77	2,551	
2	1241	WD DECK G	0	100	16	16	256.00	UT	11.50	11.50	100	2006	2006	3	40	1,178	
3	0940	SHEDS/PORT	0	100	16	24	384.00	SF	30.00	30.00	100	2006	2006	3	24	2,765	
4	0940	SHEDS/PORT	0	100	16	18	288.00	SF	30.00	30.00	100	2006	2006	3	24	2,074	

LAND DESCRIPTION

TOTAL OB/XF 8,568

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 08/18/2020 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS