BLOCK 7 LOT 23 1983 CRAN SW
IN OR 1157/1298 & CASE #05-161
YULEE WOODS #2 PB 5/83 & 84

JOHNS DIANA
85138 KIRKLAND ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0007-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 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		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

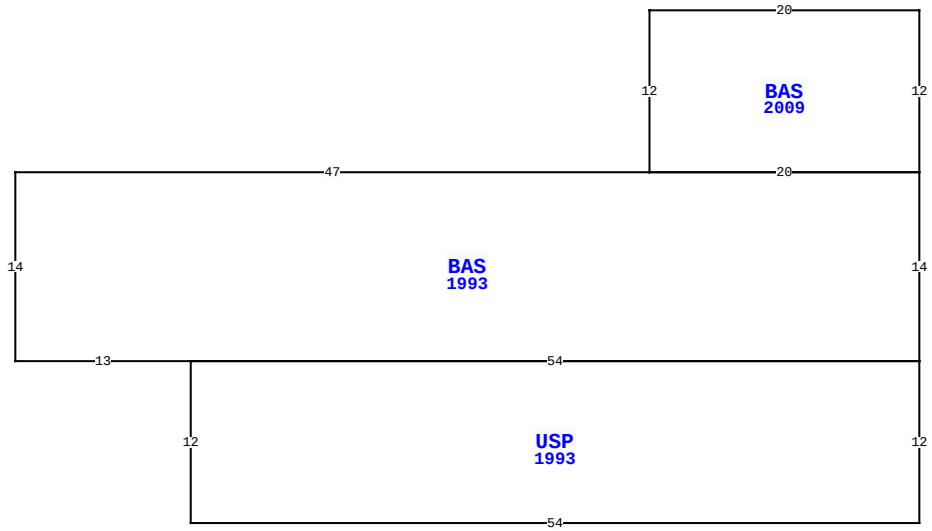
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	938	100	1993	938	22,287
BAS	240	100	2009	240	5,702
USP	648	50	1993	324	7,698
TOTALS	1,826			1,502	35,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,502	99.0000	79.20	118,958	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2005 Heated Area: 1178 HX Base Yr 2005



85138 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		35,687
TOTAL MARKET OB/XF VALUE		8,596
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		129,283
SOH/AGL Deduction		83,558
ASSESSED VALUE		45,725
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,725
TOTAL JUST VALUE		129,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01484	XFOB	4,488	12/01/1994
7938	XFOB	11,424	03/17/1992
6558	XFOB	5,508	06/25/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1157/1298	7/30/2003	PR	Q	I	01	100
GRANTOR: JOHNS DOUGLAS P/R						
GRANTEE: WATERS DIANA LYNN						
1071/0962	7/26/2002	WD	Q	I	01	100
GRANTOR: JOHNS CLINTON R						
GRANTEE: JOHNS CLINTON R & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W20 S12 BAS=[YR=1993] W47 S14 E13
USP=[YR=1993] S12 E54 N12 W54 $ E54 N14 W20 $ E20 N12$.

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	0510	GARAGE WD-	0	100	24	22	528.00	SF	35.00	35.00	100	1988	1988	3	20	3,696	
2	0350	CARPORT WD	0	100	23	24	552.00	SF	13.00	13.00	100	1994	1994	3	20	1,435	
3	0810	CONCRETE A	0	100	23	26	598.00	SF	6.50	6.50	100	1994	1994	3	66	2,565	
4	0803	ASPHALT C	0	100	0	0	900.00	SF	2.00	2.00	100	1995	1995	3	50	900	

LAND DESCRIPTION

TOTAL OB/XF 8,596

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