BLOCK 7 LOT 24
IN OR 1289/304
R583976 & R583977

COLLINS MICHELLE A/RICHARD MARIE A EST
85104 KIRKLAND RD
YULEE, FL 32097

2025

42-2N-27-4612-0007-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

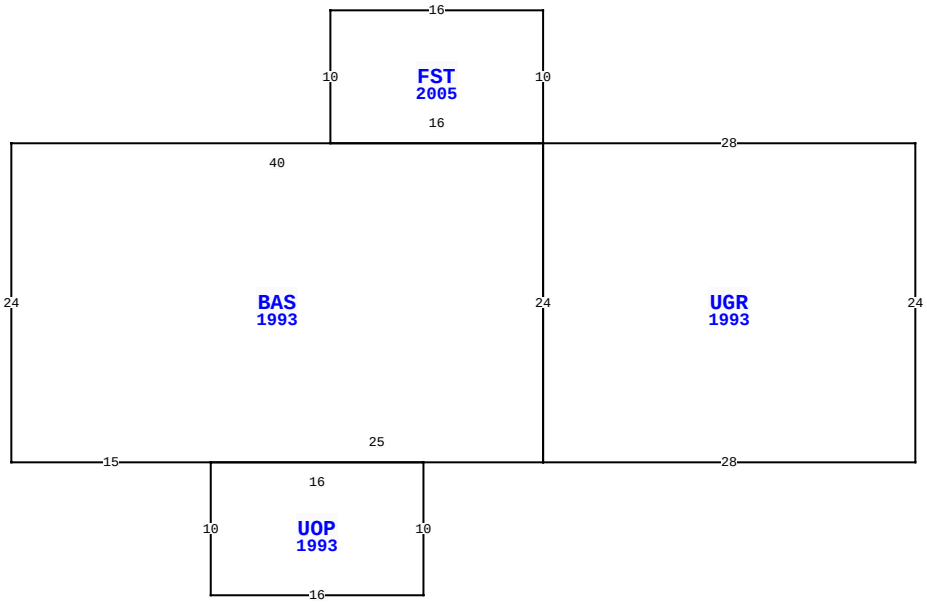
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	960	100	1993	960	28,385
FST	160	65	2005	104	3,075
UGR	672	45	1993	302	8,930
UOP	160	25	1993	40	1,183
TOTALS	1,952			1,406	41,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,406	123.2000	98.56	138,575	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 75% - 1999 Heated Area: 960 HX Base Yr 1999



85104 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		41,572
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		126,572
SOH/AGL Deduction		73,307
ASSESSED VALUE		53,265
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		28,265
TOTAL JUST VALUE		126,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515108	SWIM POOL	4,123	01/01/2005
970616	REPAIR/RRF	6,500	06/07/1997
7540	MH MOVE-ON	10,000	11/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1289/0304	1/19/2005	QC	Q	I	01	100
GRANTOR: RICHARD MARIE A						
GRANTEE: RICHARD MARIE A & M						
0850/0103	9/24/1998	U	Q	I	06	100
GRANTOR: CONNISON FREDERICK JO						
GRANTEE: CONNISON FREDERICK						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W28FST=[YR=2005] N10 W16 S10 E16 $
BAS=[YR=1993] W40 S24 E15 UOP=[YR=1993] S10 E16 N10 W16$ E25 N24$ S24 E28 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

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS