BLOCK 7 LOT 25
IN OR 784/1 & OR 1940/1278
R672363 & R672364

JOHNS DOUGLAS C
85074 KIRKLAND ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0007-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

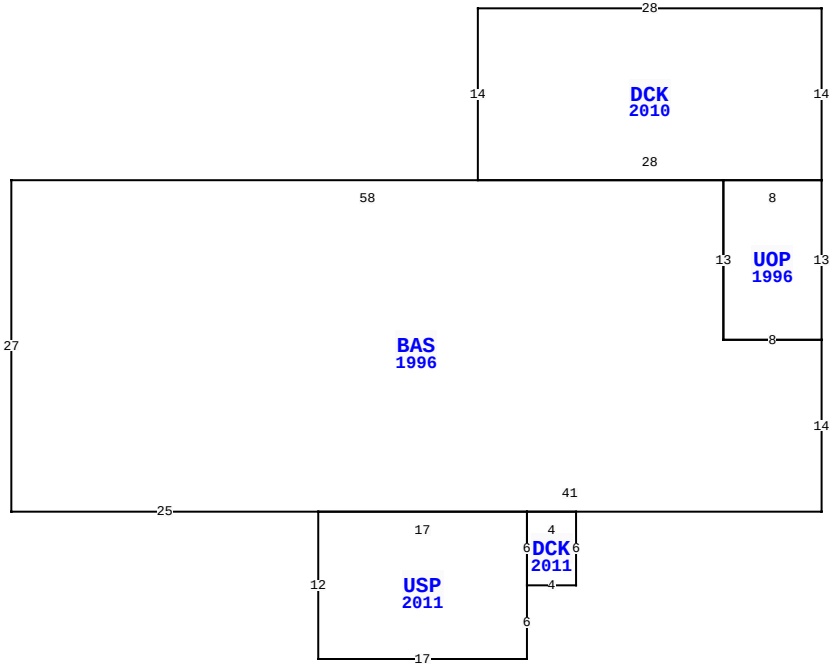
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,678	100	1996	1,678	52,716
DCK	392	15	2010	59	1,853
DCK	24	15	2011	4	126
UOP	104	25	1996	26	817
USP	204	50	2011	102	3,204
TOTALS	2,402			1,869	58,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,869	123.2000	104.72	195,722	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1997 Heated Area: 1678 HX Base Yr 1997



85074 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		58,717
TOTAL MARKET OB/XF VALUE		12,706
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		156,423
SOH/AGL Deduction		64,529
ASSESSED VALUE		91,894
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,172
TOTAL JUST VALUE		156,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01-08831	SWIM POOL	16,490	09/21/2001
961555	MH MOVE-ON	0	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1940/1278	9/30/2014	QC	U	I	11	100
GRANTOR: JOHNS BARBARA A						
GRANTEE: JOHNS DOUGLAS C						
0784/0001	2/04/1997	QC	Q	I	06	4,500
GRANTOR: JOHNS DOUGLAS C						
GRANTEE: JOHNS DOUGLAS & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=-8,0] W58 S27 E25 E41 N14 W8 N13 $
USP=[YR=2011;ORIG=-41,27] S12 E17 N6 N6 W17 $
UOP=[YR=1996;ORIG=0,0] W8 S13 E8 N13 $
DCK=[YR=2011;ORIG=-24,33] E4 N6 W4 S6 $
DCK=[YR=2010;ORIG=0,0] W28 N14 E28 S14 $
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	5.60	5.60	100	2000	2000	3	20	448	
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2001	2001	3	25	9,563	

LAND DESCRIPTION

TOTAL OB/XF 12,706

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 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