BLOCK 7 LOT 26
IN OR 780/275
2003 CAVL DW/MH

SUTHERLAND RANDAL W & SHERRY A
85048 KIRKLAND RD
YULEE, FL 32097

2025

42-2N-27-4612-0007-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

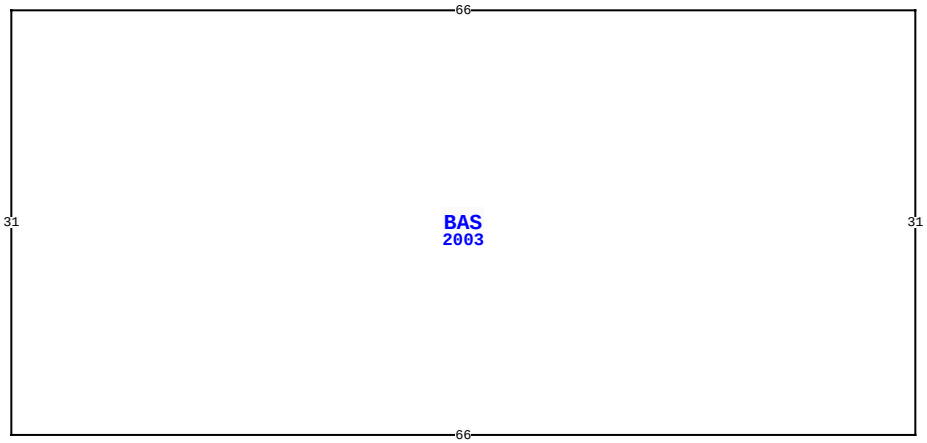
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,046	100	2003	2,046	101,912
TOTALS	2,046			2,046	101,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,046	117.2000	99.62	203,823	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 1997 Heated Area: 2046 HX Base Yr 1997



85048 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		101,912
TOTAL MARKET OB/XF VALUE		19,726
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		206,638
SOH/AGL Deduction		98,159
ASSESSED VALUE		108,479
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,757
TOTAL JUST VALUE		206,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412668	GARAGE	39,600	04/01/2004
961556	MH MOVE-ON	0	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0780/0275	12/20/1996	WD	Q	I		16,000
GRANTOR: THORNTON CHARLES & DE						
GRANTEE: SUTHERLAND RANDAL W						
0556/0667	11/08/1988	WD	Q	V		8,800
GRANTOR: SUTHERLAND DAVID L						
GRANTEE: THORNTON CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W66 S31 E66 N31$.

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	0810	CONCRETE A	0	100	0	0	102.00	SF	6.50	6.50	100	1996	1996	3	70	464	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
3	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	1997	1997	3	20	384	
4	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	2004	2004	3	32	13,440	
5	0810	CONCRETE A	0	100	30	15	450.00	SF	6.50	6.50	100	2004	2004	3	83	2,428	

LAND DESCRIPTION

TOTAL OB/XF 19,726

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