TRACT 2
YULEE WOODS #2-B PB 5/207

POPE PAMELA E L/E/
85817 KIRKLAND ROAD
YULEE, FL 32097

2025

42-2N-27-461B-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

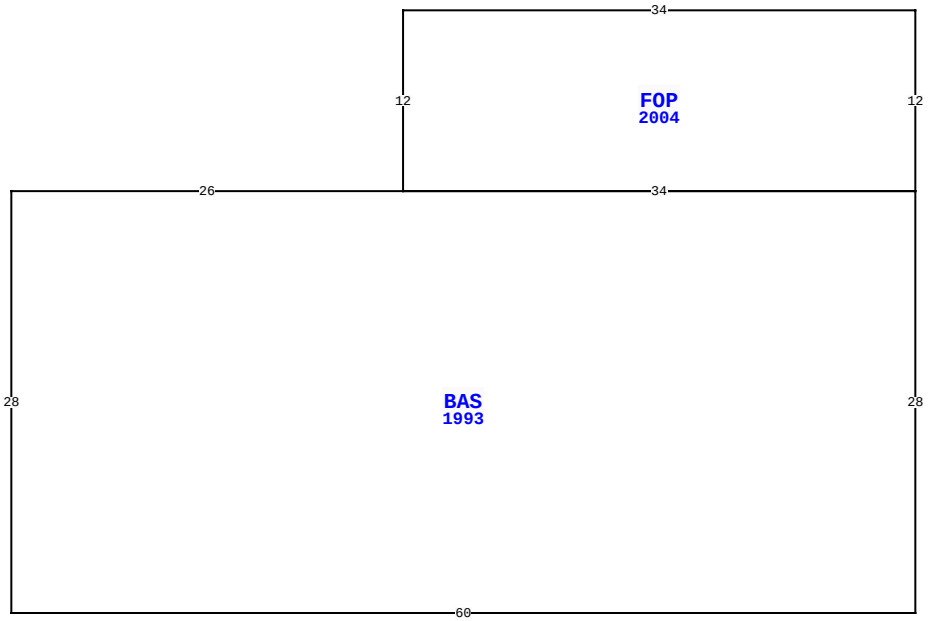
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1993	1,680	50,481
FOP	408	30	2004	122	3,666
TOTALS	2,088			1,802	54,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,802	125.2000	100.16	180,488	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2000 Heated Area: 1680 HX Base Yr 2000



85817 KIRKLAND RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		54,146
TOTAL MARKET OB/XF VALUE		43,581
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		182,727
SOH/AGL Deduction		109,036
ASSESSED VALUE		73,691
TOTAL EXEMPTION VALUE	WX HX HB	53,691
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		182,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,788

1989 SUNC DW/MH _ R788139 & 788140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23736	CARPORT	18,740	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2732/1592	8/15/2024	FJ	U	I	11	0
GRANTOR: POPE RICKY L EST						
GRANTEE: POPE PAMELA E L/E						
0883/1105	5/18/1999	WD	Q	I		58,000
GRANTOR: DAVIS MARK D						
GRANTEE: POPE RICKY L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W34 S12 BAS=[YR=1993] W26 S28 E60 N28 W34$ E34 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
2	0751	UOP	0	100	10	10	100.00	SF	10.00	10.00	100	1999	1999	3	26	260	
3	9000	CONTANR 20	0	100	0	0	1.00	UT	1,000.00	1,000.00	0	1970	1970	3	100	1,000	
4	0940	SHEDS/PORT	0	100	9	22	198.00	SF	30.00	30.00	100	2004	2004	3	21	1,247	
5	0940	SHEDS/PORT	0	100	9	22	198.00	SF	30.00	30.00	100	2004	2004	3	21	1,247	
6	0812	CONCRETE C	0	100	0	0	1,953.00	SF	4.00	4.00	100	2004	2004	3	83	6,484	
7	1242	WD DECK A	0	100	10	22	220.00	SF	10.00	10.00	100	2004	2004	3	21	462	
8	0812	CONCRETE C	0	100	0	0	1,088.00	SF	4.00	4.00	100	2006	2006	3	86	3,743	
9	0855	CONC PAVER	0	100	36	34	1,224.00	SF	7.00	7.00	100	2006	2006	3	86	7,368	
10	0510	GARAGE WD-	0	100	50	20	1,000.00	SF	35.00	35.00	100	2010	2010	3	56	19,600	

TOTAL OB/XF 43,581

LAND DESCRIPTION

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 03/24/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS