TRACT 3
YULEE WOODS #2-B PB 5/207

KEY ERIC
85783 KIRKLAND RD
YULEE, FL 32034

2025

42-2N-27-461B-0003-0000

BUILDING CHARACTERISTICS

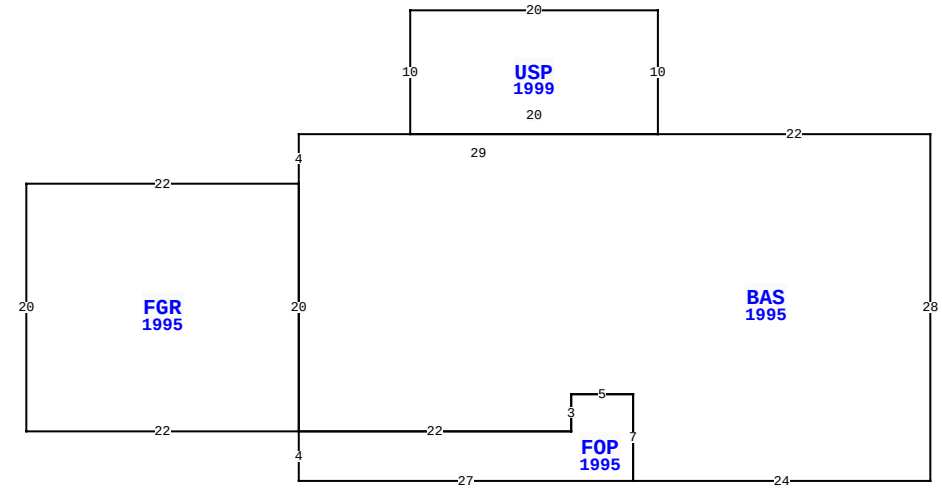
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,305	100	1995	1,305	138,807
FGR	440	55	1995	242	25,741
FOP	123	30	1995	37	3,935
USP	200	30	1999	60	6,382
TOTALS	2,068			1,644	174,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,644	120.8700	120.87	198,710	1995	2000	0	0	0	12.00	88.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1305 HX Base Yr 2024



85783 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		174,865
TOTAL MARKET OB/XF VALUE		10,512
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		270,377
SOH/AGL Deduction		5,174
ASSESSED VALUE		265,203
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		209,481
TOTAL JUST VALUE		270,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02228	NEW CONSTR	57,000	09/01/1995
7307	MH MOVE-ON	16,100	06/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/267	6/28/2023	FJ	U	I	11	0
GRANTOR: KEY SUE EST						
GRANTEE: KEY ERIC						
1779/0178	2/15/2012	QC	U	I	11	100
GRANTOR: KEY RICHARD						
GRANTEE: KEY RICHARD & SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W22 USP=[YR=1999] N10 W20 S10 E20$ W29 S4
FGR=[YR=1995] W22 S20 E22 FOP=[YR=1995] S4 E27 N7 W5 S3 W22$
N20$ S20 E22 N3 E5 S7 E24 N28$.

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	0812	CONCRETE C	0	100	0	0	3,650.00	SF	4.00	4.00	100	1997	1997	3	72	10,512	

LAND DESCRIPTION

TOTAL OB/XF 10,512

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS