

CREMER THEODORE W & DAYNA KAY
85659 KIRKLAND ROAD
YULEE, FL 32097

42-2N-27-461B-0006-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																												
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FUNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall	20	FACE BRICK 100				0100	01	3,041	100.8320	100.83	306,624	1993	1993	0	0	0	23.05	76.95	VALUATION BY				STANDARD																					
Roof Structure	03	GABLE/HIP 100				1 SINGLE FAM - 100% - 1997													Heated Area: 2555													HX Base Yr 1997												
Roof Cover	03	COMP SHNGL 100				The floor plan shows a main rectangular area labeled 'BAS 1993' with dimensions 56 by 44. Attached to the top side is a smaller rectangle labeled 'FGR 1993' with dimensions 25 by 13. Attached to the right side is another rectangle labeled 'FEP 1993' with dimensions 35 by 10. The total width of the main area is 16 + 6 = 22, and the total depth is 10 + 33 = 43.																																						
Interior Wall	05	DRYWALL 100																																										
Interior Floor	14	CARPET 80																																										
Interior Floor	11	CLAY TILE 20																																										
Air Condition	03	CENTRAL 100																																										
Heating Type	04	AIR DUCTED 100																																										
Bedrooms		3 100																																										
Bathrooms		2.5 100																																										
Frame	02	WOOD FRAME 100																																										
Stories	1.	1. 100																																										
Units	0	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	2,555	100	1993	2,555	198,239																																							
FEP	350	80	1993	280	21,725																																							
FGR	325	55	1993	179	13,889																																							
FOP	90	30	1993	27	2,095																																							
TOTALS		3,320			3,041	235,947																																						
EXTRA FEATURES						85659 KIRKLAND RD, YULEE										BLD DATE		LGL DATE		05/09/2025		MLU																						
																XF DATE		LAND DATE																										
																INC DATE		AG DATE																										
L N	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	0811	CONCRETE B	0 100	48	16	768.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,376																													
2	0812	CONCRETE C	0 100	0	0	4,698.00	SF	4.00	4.00	100	1993	1993	3	64	12,027																													
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520																													
4	0861	POOL GUNIT	0 100	14	30	420.00	SF	85.00	85.00	100	1994	1994	3	20	7,140																													
5	0845	KOOL DECK	0 100	0	0	747.00	SF	7.25	7.25	100	1994	1994	3	66	3,574																													
6	0810	CONCRETE A	0 100	20	32	640.00	SF	6.50	6.50	100	1994	1994	3	66	2,746																													
7	0350	CARPORT WD	0 100	14	12	168.00	SF	13.00	13.00	100	1994	1994	3	20	437																													
LAND DESCRIPTION																	TOTAL OB/XF										30,820																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																											

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