BLOCK 7 LOT 27
LOFTON BLUFF 3 PB 4/108

POPE PAMELA E/POPE KRISTA N ET AL
85817 KIRKLAND ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0270

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	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

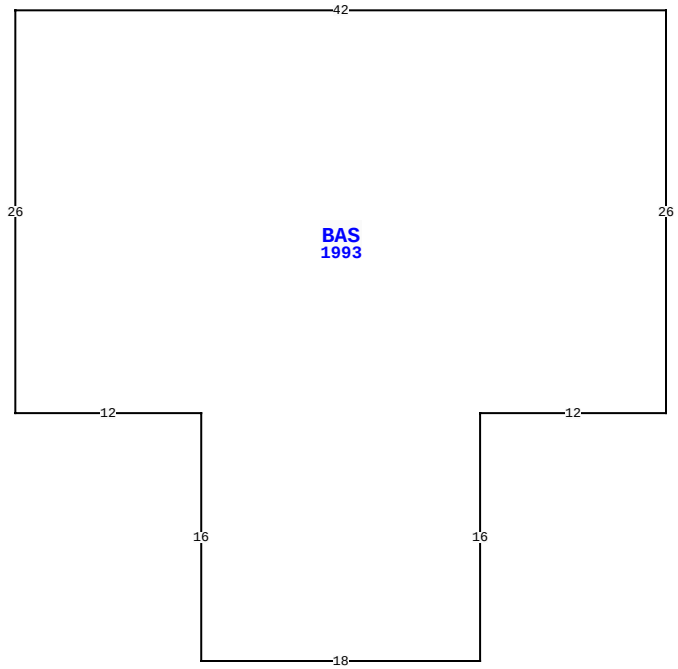
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1993	1,380	40,406
TOTALS	1,380			1,380	40,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,380	122.0000	97.60	134,688	1983	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1380 HX Base Yr



BLD DATE	04/26/2007	JM	LGL DATE
XF DATE	04/26/2007	JM	LAND DATE 05/09/2025 MLU
INC DATE			AG DATE

85165 DICK KING RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	40,406
TOTAL MARKET OB/XF VALUE	8,192
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	133,598
SOH/AGL Deduction	39,952
ASSESSED VALUE	93,646
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,646
TOTAL JUST VALUE	133,598
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7375	TEMP POLE	0	05/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2789/1175	5/19/2025	PR	U	I	19	100
GRANTOR: POPE RICKY L EST						
GRANTEE: POPE PAMELA E						
1196/1167	12/19/2003	WD	Q	I	06	100
GRANTOR: M&K PROPERTIES OF MAC						
GRANTEE: POPE RICKY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S26 E12 S16 E18 N16 E12 N26$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
2	0350	CARPORT WD	0	0	24	24	576.00	SF	4.42	4.42	100	1984	1984	3	20	509	
3	0681	POLE SHED	0	0	13	24	312.00	SF	15.00	15.00	100	1984	1984	3	20	936	
4	0510	GARAGE WD-	0	0	24	16	384.00	SF	35.00	35.00	100	1983	1983	3	20	2,688	
5	0681	POLE SHED	0	0	24	12	288.00	SF	15.00	15.00	100	1990	1990	3	20	864	
6	0751	UOP	0	0	16	12	192.00	SF	10.00	10.00	100	1993	1993	3	20	384	
7	0752	USP	0	0	42	8	336.00	SF	15.00	15.00	100	1993	1993	3	20	1,008	

LAND DESCRIPTION

TOTAL OB/XF 8,192

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	0		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