BLOCK 1 LOT 5
YULEE WOODS #2 PB 5/83 & 84

JOHNSON WAYNE & NANCY V/JOHNSON JOSHUA
85449 KIRKLAND RD
YULEE, FL 32097

2026

42-2N-27-4612-0001-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

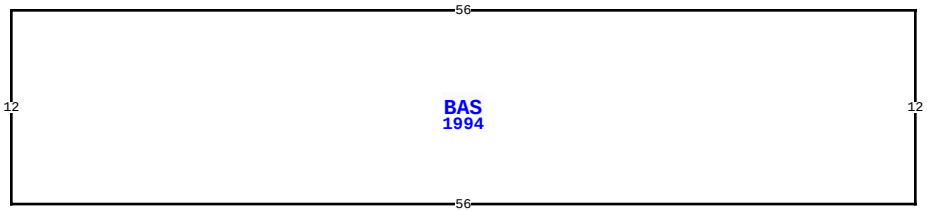
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1994	672	15,114
TOTALS	672			672	15,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	88.2000	74.97	50,380	1985	1985	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 672 HX Base Yr 2011



NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		15,114
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		105,114
SOH/AGL Deduction		73,490
ASSESSED VALUE		31,624
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		6,624
TOTAL JUST VALUE		105,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-084	MH MOVE-ON	5,000	06/01/1993
8852	MH MOVE-ON	12,000	04/01/1992
7626	MH MOVE-ON	31,900	01/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2872/1938	6/03/2026	QC	U	I	11	100
GRANTOR: JOHNSON WAYNE & NANCY						
GRANTEE: JOHNSON WAYNE & NAN						
1715/0531	11/22/2010	QC	U	I	11	100
GRANTOR: JOHNSON WAYNE KINDELL						
GRANTEE: JOHNSON WAYNE KINDE						

85449 KIRKLAND RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W56 S12 E56 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS