BLOCK 1 LOT 8
YULEE WOODS #2 PB 5/83 & 84

RICKS DAFFANEY DANELL
85535 KIRKLAND ROAD
YULEE, FL 32097

2026

42-2N-27-4612-0001-0080

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 20
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

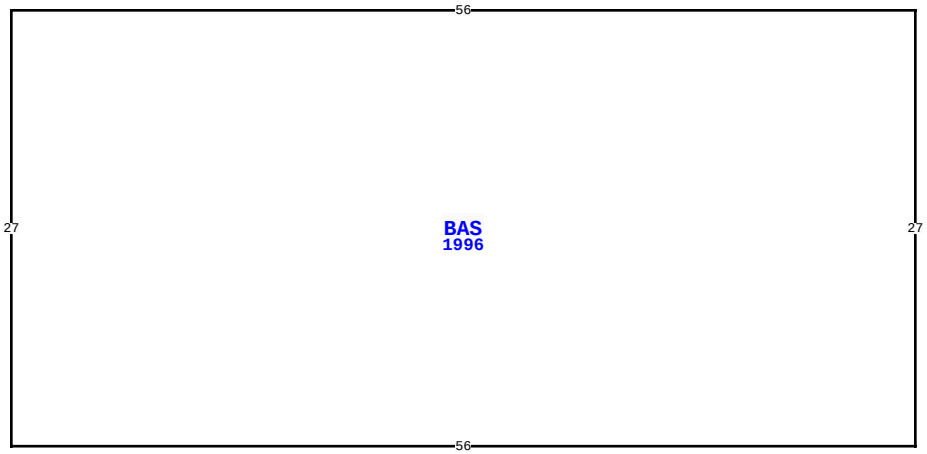
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1996	1,512	50,295
TOTALS	1,512			1,512	50,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	123.2000	110.88	167,651	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ 100% - 2024 Heated Area: 1512 HX Base Yr 2024



85535 KIRKLAND RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		50,295
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		142,955
SOH/AGL Deduction		4,109
ASSESSED VALUE		138,846
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,435
TOTAL JUST VALUE		142,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 1345	MH MOVE-ON	0	07/16/1996
6240	REMODEL	1,500	01/22/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2651/1233	6/30/2023	FJ	U	I	11	0
GRANTOR: RICKS NANCY BELINDA E						
GRANTEE: RICKS DAFFANEY DANE						
2651/1231	6/30/2023	FJ	U	I	11	0
GRANTOR: RICKS NANCY B EST						
GRANTEE: RICKS DAFFANEY DANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W56 S27 E56 N27$.

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	1996	1996	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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 02/21/2024 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS