BLOCK 2 LOT 51
IN OR 826 PG 661
R378270 & R378271

FOLEY PETER J
85416 BLACKMON RD
YULEE, FL 32097

2026

42-2N-27-4612-0002-0510

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Quality	03	Quality Level 03

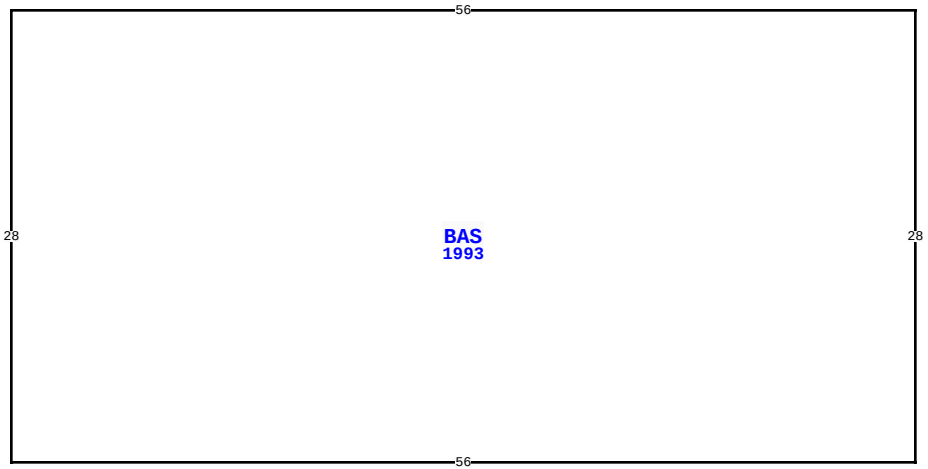
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1993	1,568	46,701
TOTALS	1,568			1,568	46,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,568	116.8000	99.28	155,671	1989	1989	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1568 HX Base Yr



85231 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	46,701
TOTAL MARKET OB/XF VALUE	2,223
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	138,924
SOH/AGL Deduction	38,064
ASSESSED VALUE	100,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,860
TOTAL JUST VALUE	138,924
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991642	REPAIR/RRF	1,200	03/01/1999
7634	MH MOVE-ON	27,868	01/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0826/0661	3/16/1998	QC	Q	I	06	100
GRANTOR: FOLEY PETER J & SUSAN						
GRANTEE: FOLEY PETER J						
0539/0964	3/30/1988	WD	Q	V		19,500
GRANTOR: SHEFFIELD & LEE						
GRANTEE: FOLEY PETER J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S28 E56 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
2	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	2006	2006	3	22	53	

LAND DESCRIPTION

TOTAL OB/XF 2,223

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	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