

BLOCK 2 LOT 52
IN OR 710 PG 754
YULEE WOODS #2 PB 5/83 & 84

MCKENNEY JOHN F & SUSAN T
85257 KIRKLAND RD
YULEE, FL 32097

2026

42-2N-27-4612-0002-0520



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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

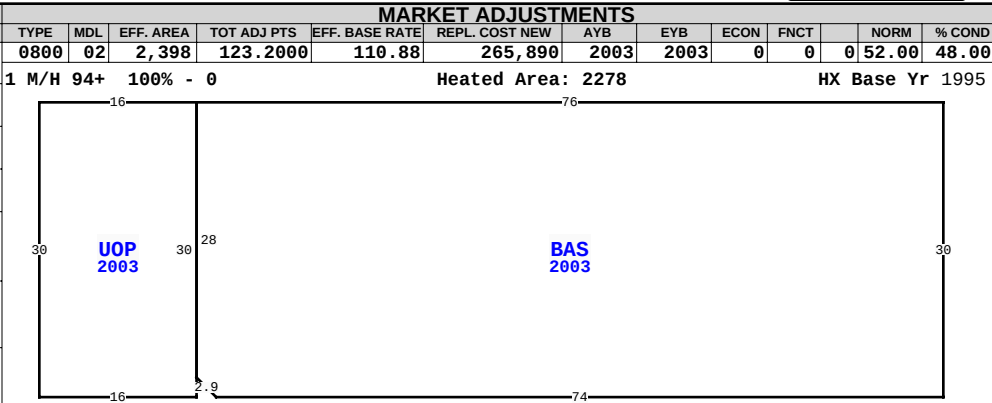
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,278	100	2003	2,278	121,241
UOP	480	25	2003	120	6,387

TOTALS	2,758			2,398	127,627
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0510	GARAGE WD-	0 100	24	26	624.00	SF	35.00	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE 01/06/2023 BY NWA



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

85257 KIRKLAND RD, YULEE 05/11/2026 MLU

TOTAL OB/XF									
7,343									

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7,343									

Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION SUMMARY									
STANDARD									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE 127,627									
TOTAL MARKET OB/XF VALUE 7,343									
TOTAL LAND VALUE - MARKET 90,000									
TOTAL MARKET VALUE 224,970									
SOH/AGL Deduction 114,091									
ASSESSED VALUE 110,879									
TOTAL EXEMPTION VALUE 56,411									
BASE TAXABLE VALUE 54,468									
TOTAL JUST VALUE 224,970									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 217,938									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0312006	NEW CONSTR	2,000	10/01/2003
8317	GARAGE	10,608	08/20/1992
8868	MH MOVE-ON	15,000	04/16/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0710/0754	8/02/1994	WD	U	I	07	100
GRANTOR: SPIGELMYER GLENN & JA						
GRANTEE: MCKENNEY JOHN & SUS						
0650/0099	2/26/1992	WD	Q	V		12,500
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: SPIGELMYER GLENN K						

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2003] W76 UOP=[YR=2003] W16 S30 E16 N30\$ S28 R2 D2 E74 N30\$.

OTHER ADJUSTMENTS AND NOTES									

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