BLOCK 2 LOT 56 2004 SKYO DW
IN OR 1219/1524
YULEE WOODS #2 PB 5/83 & 84

MERRITT ZULEIKA W
85321 KIRKLAND RD
YULEE, FL 32097

2026

42-2N-27-4612-0002-0560

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 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
Quality	03	Quality Level 03

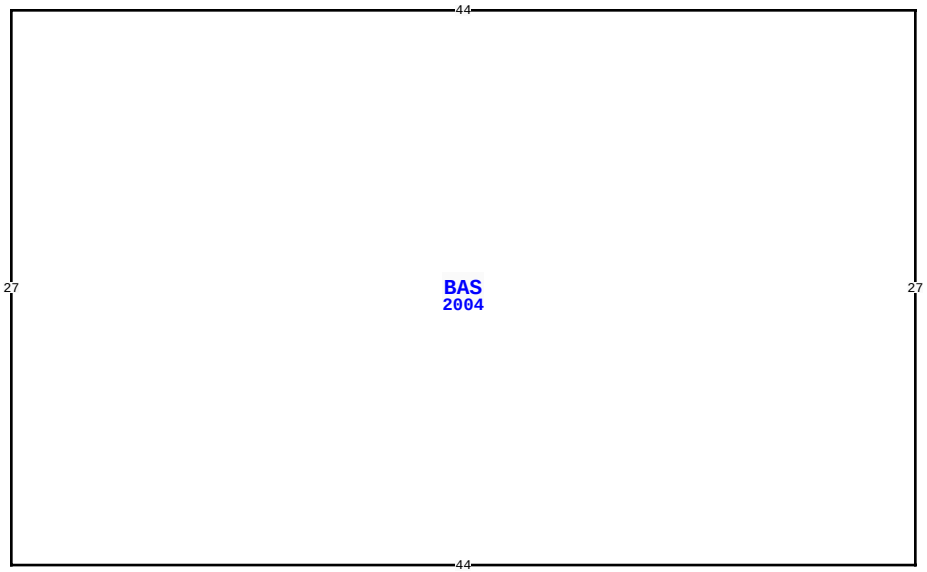
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2004	1,188	62,655
TOTALS	1,188			1,188	62,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	117.2000	105.48	125,310	2004	2004	0	0	0	50.00	50.00

1 M/H 94+ 100% - 0 Heated Area: 1188 HX Base Yr



85321 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		62,655
TOTAL MARKET OB/XF VALUE		1,834
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		154,489
SOH/AGL Deduction		85,363
ASSESSED VALUE		69,126
TOTAL EXEMPTION VALUE	HX HB	44,126
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		154,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044331	MH MOVE-ON	0	03/01/2004
6310	XFOB	4,590	02/26/1990
7708	MH MOVE-ON	14,000	02/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1219/1524	4/02/2004	QC	Q	I	01	100
GRANTOR: MERRITT JOHN D & ZULE						
GRANTEE: MERRITT ZULEIKA						
0562/0857	2/06/1989	WD	Q	V		14,500
GRANTOR: MILLER SERGIO & C						
GRANTEE: MERRITT JOHN JR & Z						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W44 S27 E44 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	0350	CARPORT WD	0	100	22	22	484.00	SF	13.00	13.00	100	1999	1999	3	20	1,258	
2	0681	POLE SHED	0	100	8	8	64.00	SF	15.00	15.00	100	1990	1990	3	20	192	
3	0681	POLE SHED	0	100	16	8	128.00	SF	15.00	15.00	100	1990	1990	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 1,834

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