TRACT 4
IN OR 1975/1887
YULEE WOODS #2 PB 5/207

K & D PROPERTIES II LLC
37146 MIZELL TRACT RD
HILLIARD, FL 32046

2026

42-2N-27-461B-0004-0000

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 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

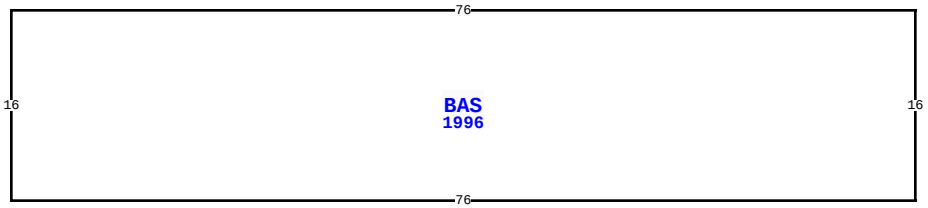
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1996	1,216	59,132
TOTALS	1,216			1,216	59,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	122.8000	110.52	134,392	1996	2001	0	0	0	56.00	44.00

1 M/H 94+ 0% - 2026 Heated Area: 1216 HX Base Yr



85765 KIRKLAND RD, YULEE

BLD DATE	04/18/2008 KK	LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	59,132
TOTAL MARKET OB/XF VALUE	320
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	149,452
SOH/AGL Deduction	0
ASSESSED VALUE	149,452
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,452
TOTAL JUST VALUE	149,452
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4904	CO ISSUED	0	02/01/2007
E18752	ELEC OTHER	0	02/01/2007
MH4904	MH MOVE-ON	0	02/01/2007
M12449	MECH OTHER	0	02/01/2007
P12144	OTHER	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2807/1290	7/28/2025	QC	U	I	11	100
GRANTOR: CRUMP KEVIN T & DANNA						
GRANTEE: K & D PROPERTIES II						
1975/1887	4/21/2015	WD	U	I	11	100
GRANTOR: CRUMP TRUST						
GRANTEE: CRUMP KEVIN T & DAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W76 S16 E76 N16$.

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	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	20	128	
2	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	100	2000	2000	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 320

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