

COFFMAN DUSTIN SHEA & KIMBERLY DAWN
85713 KIRKLAND RD
YULEE, FL 32097

42-2N-27-461B-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories		1.			
Units		1. 100 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	1,512	100	1993	1,512	47,655
UOP	416	25	1993	104	3,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,616	123.6000	105.06	169,777	1993	1993	0	0	0 70.00	30.00
1 M/H 93- 100% - 2026 Heated Area: 1512 HX Base Yr 2026											
UOP 1993 BAS 1993											

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		50,933
TOTAL MARKET OB/XF VALUE		6,605
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		147,538
SOH/AGL Deduction		0
ASSESSED VALUE		147,538
TOTAL EXEMPTION VALUE		HX HB 51,411
BASE TAXABLE VALUE		96,127
TOTAL JUST VALUE		147,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,327

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2780/1456	4/14/2025	WD	U	I	11	100

GRANTOR: COFFMAN JAMES R LIVIN

GRANTEE: COFFMAN DUSTIN SHEA

2649/251

6/15/2023

WD

Q

I

01

159,000

GRANTOR: MONTFORT BRIAN & DANA

GRANTEE: COFFMAN JAMES R LIV

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 UOP=[YR=1993] N8 W52 S8 E52\$ W52 S27 E56 N27\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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