BLOCK 1 LOT 32
LOFTON BLUFF #2 PB 4/92 & 93

KIRKLAND KIMBERLY B
85184 AMANDA COURT
YULEE, FL 32097

**2026**

**43-2N-27-4621-0001-0320**

## BUILDING CHARACTERISTICS

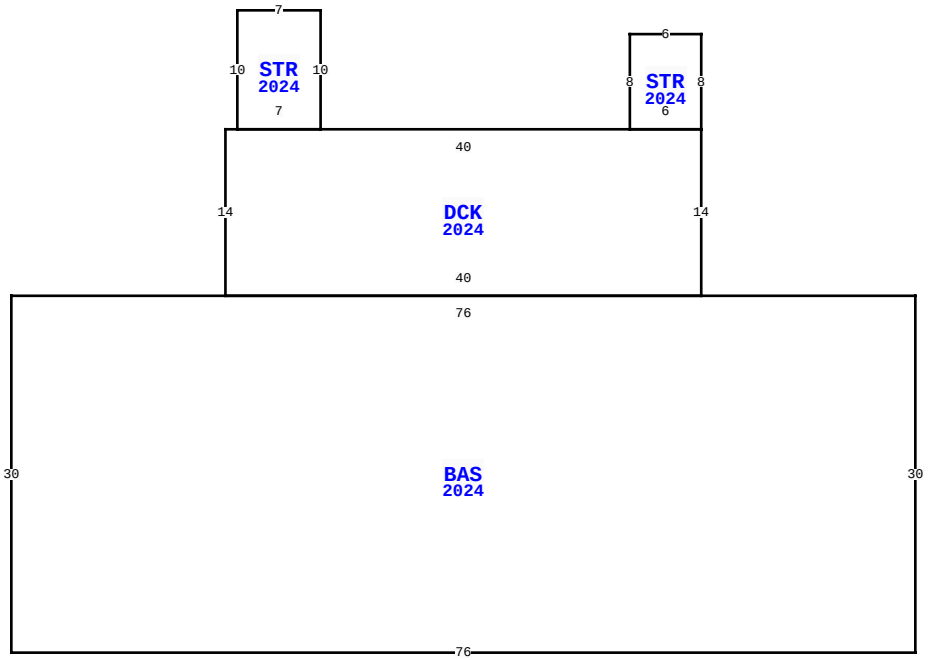
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 1 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 2,280 | 100 | 2024 | 2,280 | 269,870 |
| DCK | 560 | 15 | 2024 | 84 | 9,943 |
| STR | 48 | 10 | 2024 | 5 | 592 |
| STR | 70 | 10 | 2024 | 7 | 828 |
| TOTALS | 2,958 | | | 2,376 | 281,234 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,376 | 134.2000 | 120.78 | 286,973 | 2023 | 2023 | 0 | 0 | 0 | 2.00 | 98.00 |

1 M/H 94+ 100% - 2025 Heated Area: 2280 HX Base Yr 2025




85184 AMANDA CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | 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 | | 281,234 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 120,150 |
| TOTAL MARKET VALUE | | 401,384 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 401,384 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 349,973 |
| TOTAL JUST VALUE | | 401,384 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 396,311 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230003498 | 76X30 D/H M/H 4BD | | 03/16/2023 |
| B1531019 | DEMOLITION | 0 | 08/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2616/1743 | 1/30/2023 | WD | Q | V | 03 | 180,000 |
| GRANTOR: FLOREY STEPHEN & NANC | | | | | | |
| GRANTEE: KIRKLAND KIMBERLY B | | | | | | |
| 1295/1074 | 2/15/2005 | WD | Q | I | | 150,000 |
| GRANTOR: HUDSON ERMA ELEAZER | | | | | | |
| GRANTEE: FLOREY STEPHEN & NA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E76 S30 W76 N30 $
DCK=[YR=2024;ORIG=88,10] W40 N14 E40 S14 $
STR=[YR=2024;ORIG=88,-4] W6 N8 E6 S8 $
STR=[YR=2024;ORIG=49,-4] E7 N10 W7 S10 $
.

## EXTRA FEATURES

| L N | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000116 | C | RES MARSH | 100 | 0006 | OR | 0.00 | 0.00 | 0.89 | AC | | 1.00 | 1.00 | 1.00 | 135,000.00 | 135,000.00 | 120,150 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.89 Total Land Value: 120,150 Market: 0 Agricultural: 0 Common: 120,150 PRINTED 07/09/2026 BY SYS