

BLOCK 5 LOT 2
IN OR 938/829
R278134 & R278135

NISKY MICHAEL P
85788 DICK KING ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0005-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	25	MOD METAL 100	0820	02	1,722	98.2000	63.83	109,915	1983	1983	0	0	0	70.00	30.00	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2001													Heated Area: 1722													
Roof Cover	01	MINIMUM 100														HX Base Yr 2001													
Interior Wall	04	PLYWOOD 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																											
BUD8 Adjustme	04	DIST 01 100																											
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	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,416	100	1,416	27,115																									
FEP	360	85	306	5,860																									
TOTALS			1,776	1,722	32,974																								
EXTRA FEATURES			85788 DICK KING RD, YULEE																										
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													
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240														
2	0810	CONCRETE A	0 100	14	12	168.00	SF	6.50	6.50	100	1990	1990	3	62	677														
3	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	30.00	100	1987	1987	3	20	1,200														
4	0350	CARPORT WD	0 100	14	20	280.00	SF	13.00	13.00	100	1997	1997	3	20	728														
5	0810	CONCRETE A	0 100	0	0	120.00	SF	6.50	6.50	100	1986	1986	3	52	406														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000												
REVIEW DATE 06/23/2017 BY SB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0938/0829	6/29/2000	WD	U	I		66,000

GRANTOR: THRIFT ALAN L & KARLA

GRANTEE: NISKY MICHAEL P

0709/0833	7/19/1994	WD	U	I	01	23,000
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GRANTOR: BURKETT SHERMAN & CAR

GRANTEE: THRIFT ALAN & KARLA

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W30 S12 BAS=[YR=1993] W14 S24 E14 S12 E30 N36 W30 \$ E30 N12 \$.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE