BLOCK 7 LOT 10
IN OR 676 PG 108
LOFTON BLUFF 3 PB 4/108

MONROE DANIEL W
85647 DICK KING ROAD
YULEE, FL 32097

2023

43-2N-27-4622-0007-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

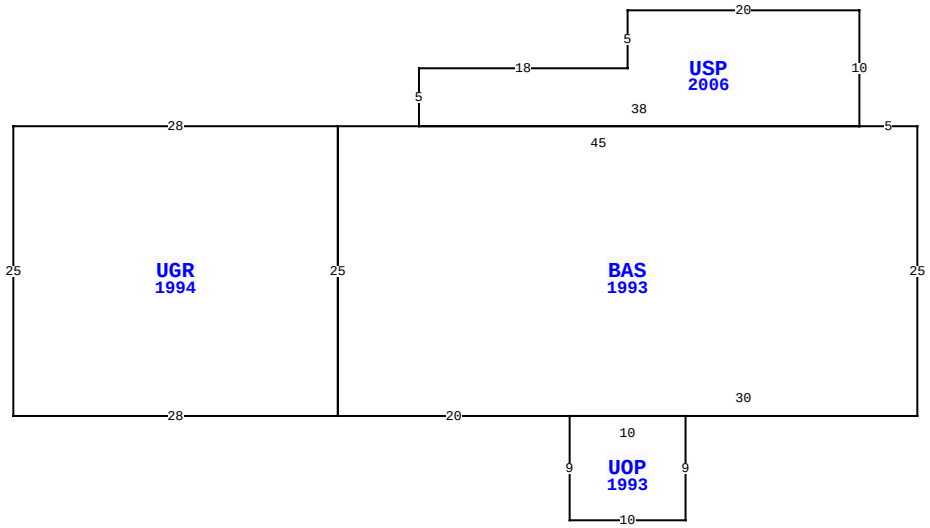
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,250	100	1,250	30,030
UGR	700	45	315	7,568
UOP	90	25	22	529
USP	290	50	145	3,484
TOTALS	2,330		1,732	41,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,732	123.2000	80.08	138,699	1984	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1250 HX Base Yr



85647 DICK KING RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		41,610
TOTAL MARKET OB/XF VALUE		11,673
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		133,283
SOH/AGL Deduction		84,730
ASSESSED VALUE		48,553
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,553
TOTAL JUST VALUE		133,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8746	REPAIR/RRF	2,925	03/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0676/0108	2/26/1993	QC	U	I	06	8,000
GRANTOR: MONROE PATRICE						
GRANTEE: MONROE DANIEL W						
0415/0284	3/01/1984	WD	Q	V		8,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 USP=[YR=2006] N10 W20 S5 W18 S5 E38 $ W45
UGR=[YR=1994] W28 S25E28 N25$ S25 E20 UOP=[YR=1993] S9 E10 N9 W10$ E30 N25$.

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
2	0812	CONCRETE C	0	100	0	0	3,516.00	SF	4.00	4.00	100	2002	2002	3	83	11,673	

LAND DESCRIPTION

TOTAL OB/XF 11,673

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	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 01/25/2018 BY SB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS