BLOCK 7 LOT 30
IN OR 539 PG 1105
LOFTON BLUFF 3 PB 4/108

SOFGE JAMES K & JOYCE A
85075 DICK KING ROAD
YULEE, FL 32097

2023

43-2N-27-4622-0007-0300

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
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

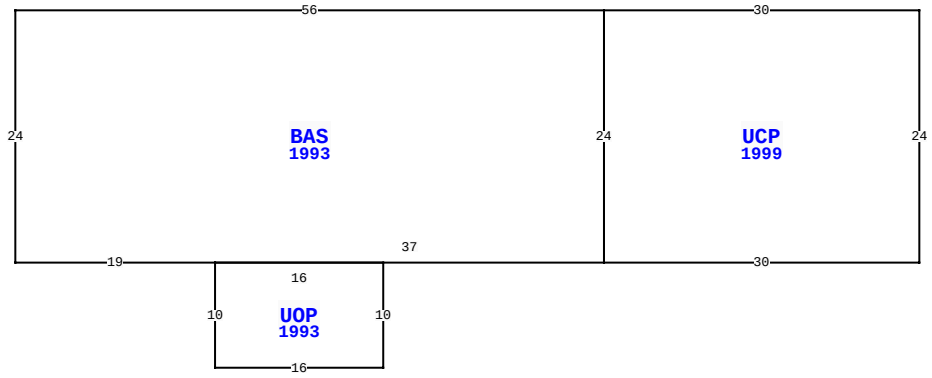
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	30,454
UCP	720	20	144	3,263
UOP	160	25	40	906
TOTALS	2,224		1,528	34,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,528	116.2000	75.53	115,410	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1344 HX Base Yr



85075 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		34,623
TOTAL MARKET OB/XF VALUE		8,950
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		123,573
SOH/AGL Deduction		79,611
ASSESSED VALUE		43,962
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,962
TOTAL JUST VALUE		123,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3366	GARAGE	5,836	01/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0539/1105	3/31/1988	WD	U	I	07	100
GRANTOR: CORRECTIVE DEED						
GRANTEE:						
0385/0706	5/01/1983	WD	Q	V		8,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1999] W30 BAS=[YR=1993] W56 S24 E19 UOP=[YR=1993] S10 E16 N10 W16$ E37 N24$ S24E30 N24$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
3	0510	GARAGE WD-	0	100	24	22	528.00	SF	35.00	35.00	100	1988	1988	3	20	3,696	
4	0681	POLE SHED	0	100	10	22	220.00	SF	15.00	15.00	100	1988	1988	3	20	660	
5	0810	CONCRETE A	0	100	0	0	472.00	SF	6.50	6.50	100	1999	1999	3	79	2,424	

LAND DESCRIPTION

TOTAL OB/XF 8,950

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 04/27/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS