

BLOCK 8 LOT 46
IN OR 976/1301
LOFTON BLUFF 3 PB 4/108

BAKER JAMES W & DARLENE M
85528 DICK KING ROAD
YULEE, FL 32097

2023

43-2N-27-4622-0008-0460



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY					STANDARD								
Exterior Wall	05	AVERAGE 100	0100	01	1,758	109.0000	98.37	172,934	1983	1983	0	0	0	17.00	83.00	Tax Group: 4					Tax Dist:								
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1426					HX Base Yr								
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE					143,535								
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE					15,867								
Interior Floo	14	CARPET 100														TOTAL LAND VALUE - MARKET					80,000								
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE					239,402								
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction					124,731								
Bedrooms		3 100														ASSESSED VALUE					114,671								
Bathrooms		2 100														TOTAL EXEMPTION VALUE					HX HB 50,000								
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE					64,671								
Stories	1.	1. 100														TOTAL JUST VALUE					239,402								
Units		0 100														NCON VALUE					0								
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					187,145																					
Quality		03	Quality Level 03																										
DOR CODE		0100 SINGLE FAMILY																											
MAP NUM		MKT AREA													04														
NEIGHBORHOOD/LOC		4048.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,426	100	1,426	116,429																									
FGR	420	55	231	18,860																									
FOP	80	30	24	1,960																									
FST	140	55	77	6,286																									
TOTALS		2,066	1,758	143,535																									
EXTRA FEATURES										85528 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	1242	WD DECK A	0 100	12	12	144.00	SF	10.00	10.00	100	1992	1992	3	20	288														
2	0681	POLE SHED	0 100	8	12	96.00	SF	15.00	15.00	100	1992	1992	3	20	288														
3	0940	SHEDS/PORT	0 100	8	32	256.00	SF	20.10	20.10	100	1992	1992	3	20	1,029														
4	1242	WD DECK A	0 100	0	0	426.00	SF	10.00	10.00	100	1992	1992	3	20	852														
5	0511	GARAGE CB-	0 100	24	20	480.00	SF	40.00	40.00	100	1993	1993	3	68	13,056														
6	0810	CONCRETE A	0 100	40	2	80.00	SF	6.50	6.50	100	1993	1993	3	68	354														
TOTAL OB/XF 15,867																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	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 07/31/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																													