BLOCK 8 LOT 48
IN OR 459 PG 625
LOFTON BLUFF 3 PB 4/108

BUNTON SHERYL
85584 DICK KING ROAD
YULEE, FL 32097

2023

43-2N-27-4622-0008-0480

BUILDING CHARACTERISTICS

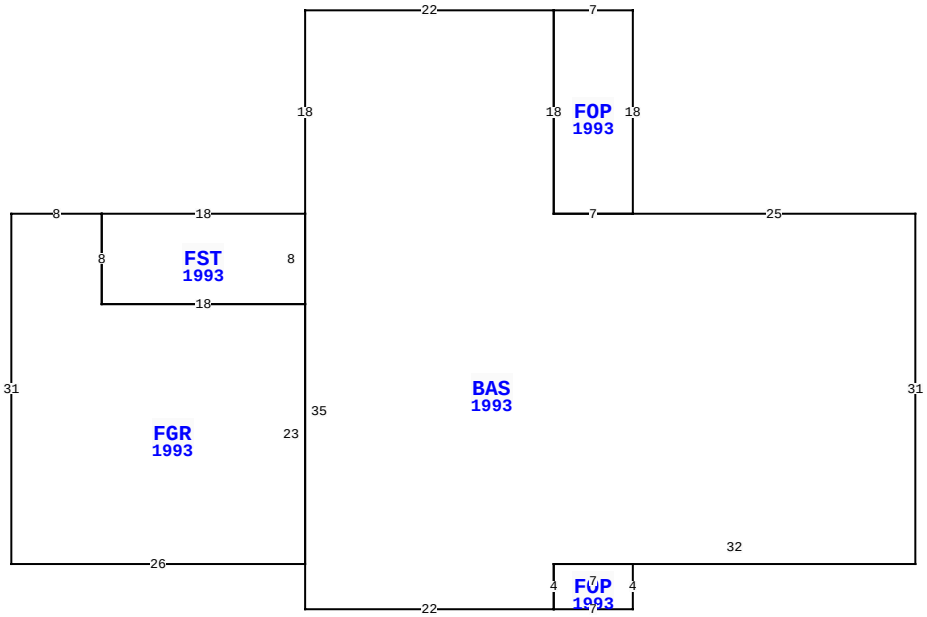
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
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	2,158	100	2,158	168,065
FGR	662	55	364	28,348
FOP	28	30	8	623
FOP	126	30	38	2,959
FST	144	55	79	6,153
TOTALS	3,118		2,647	206,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,647	102.9120	92.88	245,853	1987	1987	0	0	0	16.15	83.85

1 SINGLE FAM – 100% - 0 Heated Area: 2158 HX Base Yr



85584 DICK KING RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		206,148
TOTAL MARKET OB/XF VALUE		26,184
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		312,332
SOH/AGL Deduction		156,891
ASSESSED VALUE		155,441
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		100,441
TOTAL JUST VALUE		312,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0006949	SWIM POOL	15,000	03/01/2000
2840	NEW CONSTR	65,950	01/15/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0459/0625	7/01/1985	WD	Q	V		9,720
GRANTOR:						
GRANTEE:						
0397/0327	8/01/1983	WD	Q	V		8,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 FOP=[YR=1993] N18 W7 S18 E7 $ W7 N18 W22 S18 FST=[YR=1993] W18 FGR=[YR=1993] W8 S31 E26 N23 W18 N8 $ S8 E18 N8 $ S35 E22 FOP=[YR=1993] E7 N4 W7 S4 $ N4 E32 N31 $.

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	1987	1987	3	64	2,240	
2	0812	CONCRETE C	0	100	0	0	2,382.00	SF	4.00	4.00	100	1994	1994	3	70	6,670	
3	0845	KOOL DECK	0	100	0	0	918.00	SF	7.25	7.25	100	2000	2000	3	80	5,324	
4	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2000	2000	3	27	11,750	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 26,184

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	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 07/30/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS