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

NISKY MICHAEL P
85788 DICK KING ROAD
YULEE, FL 32097

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

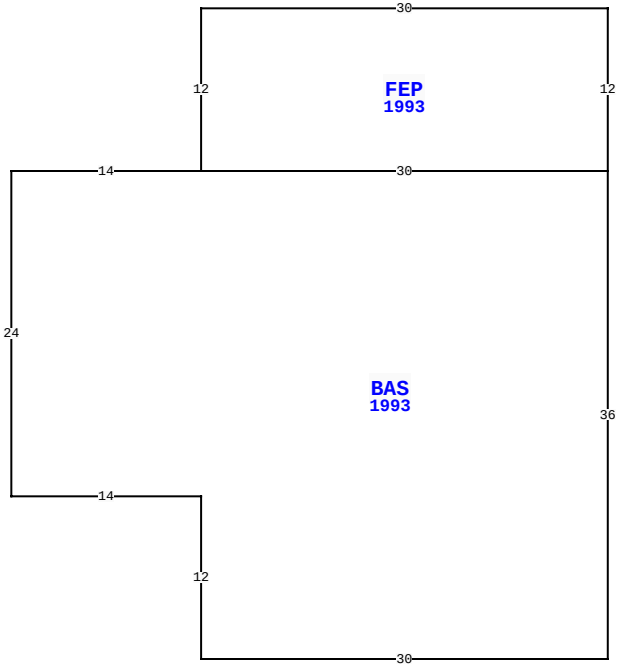
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	29,201
FEP	360	85	306	6,310
TOTALS	1,776		1,722	35,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,722	98.2000	68.74	118,370	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2001 Heated Area: 1722 HX Base Yr 2001



85788 DICK KING RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		35,511
TOTAL MARKET OB/XF VALUE		7,374
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		122,885
SOH/AGL Deduction		78,272
ASSESSED VALUE		44,613
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,613
TOTAL JUST VALUE		122,885
NCON VALUE		2,240
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,225

R278134 & R278135

1983 SPIR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
015172	H/AC	0	07/01/2001
4085	ADDITION	16,133	05/12/1987

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
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 $.

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	62	2,170	
2	0810	CONCRETE A	0	100	14	12	168.00	SF	6.50	6.50	100	1990	1990	3	59.5	650	
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	49.5	386	
6	0351	CARPORT MT	0	100	20	16	320.00	SF	10.00	10.00	100	2024	2015		70	2,240	

LAND DESCRIPTION

TOTAL OB/XF 7,374

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 02/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS