

MCCARTER DONALD M JR & CHERI LYNN
85585 DICK KING RD
YULEE, FL 32097

43-2N-27-4622-0007-0120

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 7013LVT/LAMNT 3003CENTRAL 10004AIR DUCTED 100Bedrooms3 100Bathrooms2 100Frame02WOOD FRAME 100StoriesUnits00 1000 100Quality06Quality Level 06DOR CODE0200MOBILE HOMEMAP NUMMKT AREA04NEIGHBORHOOD/LOC4048.00BAS2,0341002,034209,531TOTALS2,0342,034209,531EXTRA FEATURES85585 DICK KING RD, YULEE

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0800022,034152.6200114.46232,812201720170010.0090.00Heated Area: 2034HX Base YrBAS2017

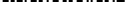
NASSAU COUNTY PROPERTY

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VALUATION SUMMARYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE241,031TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET80,000TOTAL MARKET VALUE321,031SOH/AGL Deduction57,894ASSESSED VALUE263,137TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE263,137TOTAL JUST VALUE321,031NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE313,914SALES DATAOFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE2696/2702/22/2024WD U I I11100GRANTOR: HAMMOND-MCCARTER RUTHGRANTEE:MCCARTER DONALD M J1988/15786/22/2015WD Q Q I I0243,500GRANTOR: CORCORAN CHARLES J &GRANTEE:MCCARTER DONALD M SBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2017] W66 S31 E44 N2 E6 S2 E16 N31\$.LAND DESCRIPTIONTOTAL OB/XF0LNUSE CLSLAND USE CAPRDLOC FRONT DEPTH TOT LND UNITSUNIT DDPHT % TOT UNIT ADJ UNIT LAND OTHERADJUSTMENTS AND NOTESYEAR DENSITY DECL FRZ YR CONSRV1000102CSFR/MH0OR0.000.001.00LT1.001.001.0080,000.0080,000.0080,000REVIEW DATE 02/27/2024 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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2024

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