BLOCK 7 LOT 16
IN OR 2167/276
R816024 & R816025

TERRY MICHAEL D & MARY LOU K
85475 DICK KING LANE
YULEE, FL 32097

2024

43-2N-27-4622-0007-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

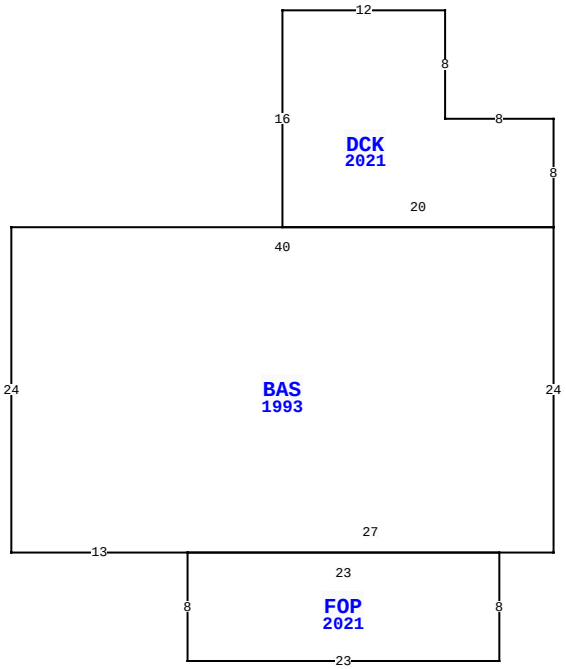
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	960	100	960	47,354
DCK	256	15	38	1,875
FOP	184	30	55	2,713
TOTALS	1,400		1,053	51,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,053	135.5200	94.86	99,888	1985	2003	0	0	0	48.00	52.00

1 M/H 93- – 100% - 2018 Heated Area: 960 HX Base Yr 2018



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

85475 DICK KING RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		68,132
TOTAL MARKET OB/XF VALUE		20,445
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		168,577
SOH/AGL Deduction		75,262
ASSESSED VALUE		93,315
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		43,315
TOTAL JUST VALUE		168,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004251	ADDITION	15,000	04/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2167/0276	12/28/2017	WD	Q	I	01	69,000

GRANTOR: ALEXANDER FREDERIC &

GRANTEE: TERRY MICHAEL D & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E13 FOP=[YR=2021] S8 E23 N8 W23$ E27 N24$ DCK=[YR=2021] N8 W8 N8 W12 S16 E20$.

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	1985	1985	3	58	2,030	
2	0810	CONCRETE A	0	100	0	0	150.00	SF	6.50	6.50	100	2021	2021	3	99	965	
3	0812	CONCRETE C	0	100	0	0	2,872.00	SF	4.00	4.00	100	2019	2019	3	98	11,258	
4	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2019	2019	3	86	6,192	

LAND DESCRIPTION

TOTAL OB/XF 20,445

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 07/08/2021 BY NW 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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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

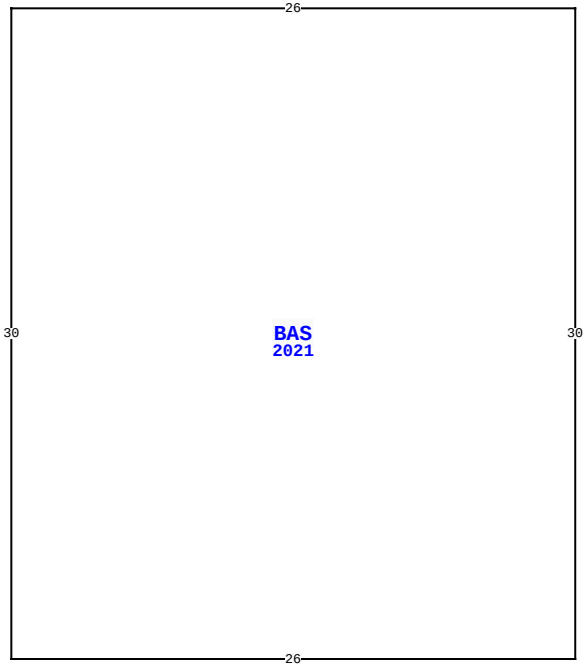
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	16,190
TOTALS	780		780	16,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	780	60.5000	21.18	16,520	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2018 Heated Area: 780 HX Base Yr 2018



85475 DICK KING RD, YULEE

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NASSAU COUNTY PROPERTY

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GRANTOR: ALEXANDER FREDERIC &

GRANTEE: TERRY MICHAEL D & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W26 S30 E26 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/08/2021 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS