

BLOCK 7 LOT 20
IN OR 2057/1535
LOFTON BLUFF 3 PB 4/108

SHAW ZACHERY K & LINDA V
85357 DICK KING RD
YULEE, FL 32097

2024

43-2N-27-4622-0007-0200



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	05	AVERAGE 100	0820	02	1,483	123.2000	86.24	127,894	1984	1989	0	0	0	70.00	30.00	VALUATION BY STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2017													Heated Area: 1352										HX Base Yr 2017									
Roof Cover	12	MODULAR MT 100																																	
Interior Wall	04	PLYWOOD 50																																	
Interior Wall	05	DRYWALL 50																																	
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	1,352	100	1,352	34,979																															
UOP	64	25	16	414																															
USP	230	50	115	2,975																															
TOTALS		1,646	1,483	38,368																															
EXTRA FEATURES										85357 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960																			
2	1243	WD DECK F	0	100	16	8	128.00	SF	8.00	8.00	100	1988	1988	3	20	205																			
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	1988	1988	3	20	1,728																			
4	0681	POLE SHED	0	100	12	24	288.00	SF	15.00	15.00	100	1997	1997	3	25	1,080																			
5	1242	WD DECK A	0	100	10	4	40.00	SF	10.00	10.00	100	1997	1997	3	20	80																			
6	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	20	128																			
LAND DESCRIPTION										TOTAL OB/XF										5,181															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS																																			