BLOCK 7 LOT 23 OR 582/1047
LOFTON BLUFF 3 PB 4/108

CASSIDY ROGER LANE
85277 DICK KING ROAD
YULEE, FL 32097

2024

43-2N-27-4622-0007-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

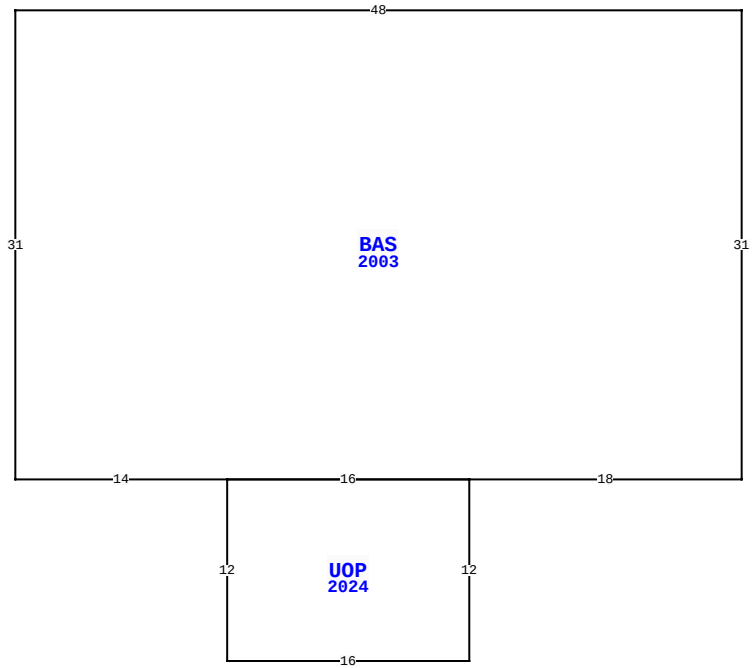
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,488	100	1,488	72,656
UOP	192	25	48	2,344
TOTALS	1,680		1,536	75,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,536	125.2000	93.90	144,230	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 0 Heated Area: 1488 HX Base Yr



85277 DICK KING RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		96,447
TOTAL MARKET OB/XF VALUE		11,299
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		187,746
SOH/AGL Deduction		80,493
ASSESSED VALUE		107,253
TOTAL EXEMPTION VALUE	SX HX HB	100,000
BASE TAXABLE VALUE		7,253
TOTAL JUST VALUE		187,746
NCON VALUE		29,354
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034101	MH MOVE-ON	0	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0582/1047	11/02/1989	WD	U	I	07	100
GRANTOR: ROBERTSON DALE & S A						
GRANTEE: CASSIDY ROGER LANE						
0575/1273	8/02/1989	WD	Q	I		31,300
GRANTOR: ROBERTSON DALE & S A						
GRANTEE: CASSIDY ROGER LANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W48 S31 E14 E16 E18 N31 $
UOP=[YR=2024;ORIG=-18,31] W16 S12 E16 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	2003	2003	3	87	3,045	
2	0474	VF 4 RAIL	0	100	0	0	441.00	LF	9.25	9.25	100	2005	2005	3	66	2,692	
3	0803	ASPHALT C	0	100	0	0	3,090.00	SF	2.00	2.00	100	2024	2022		90	5,562	

LAND DESCRIPTION

TOTAL OB/XF 11,299

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 02/27/2024 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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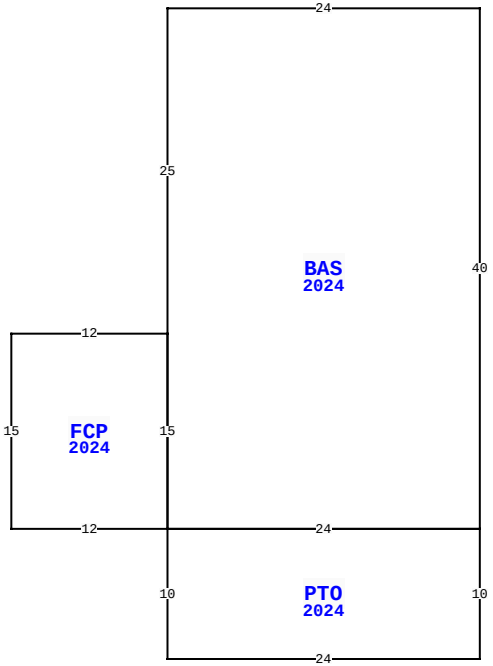
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
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	20,244
FCP	180	25	45	949
PTO	240	5	12	253
TOTALS	1,380		1,017	21,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,017	62.1000	21.74	22,110	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2024 Heated Area: 960 HX Base Yr



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0575/1273	8/02/1989	WD	Q	I		31,300
GRANTOR: ROBERTSON DALE & S A						
GRANTEE: CASSIDY ROGER LANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=56,10] E24 S40 W24 N15 N25 $
PTO=[YR=2024;ORIG=56,50] E24 S10 W24 N10 $
FCP=[YR=2024;ORIG=56,50] W12 N15 E12 S15 $
.

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 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