BLOCK 8 LOT 46
IN OR 976/1301
LOFTON BLUFF 3 PB 4/108

BAKER JAMES W & DARLENE M
85528 DICK KING ROAD
YULEE, FL 32097

2024

43-2N-27-4622-0008-0460

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 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

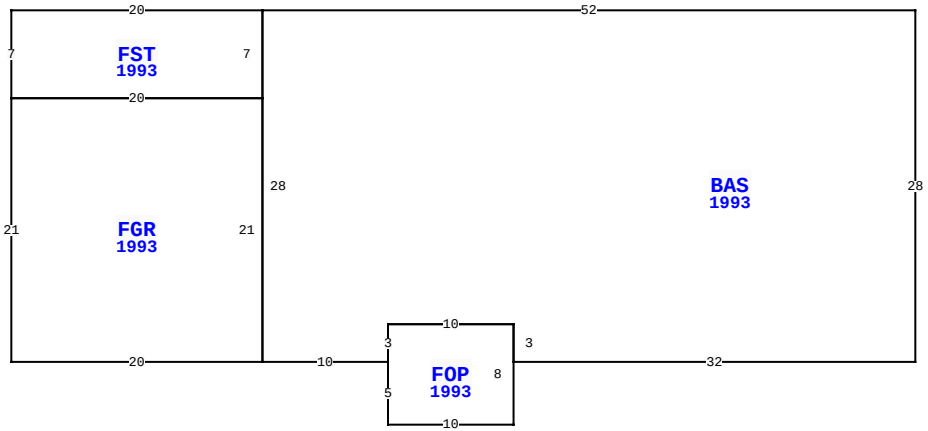
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,426	100	1,426	122,190
FGR	420	55	231	19,794
FOP	80	30	24	2,056
FST	140	55	77	6,598
TOTALS	2,066		1,758	150,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,758	109.0000	103.55	182,041	1983	1983	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 0 Heated Area: 1426 HX Base Yr



85528 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		150,639
TOTAL MARKET OB/XF VALUE		31,393
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		262,032
SOH/AGL Deduction		140,485
ASSESSED VALUE		121,547
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,547
TOTAL JUST VALUE		262,032
NCON VALUE		3,436
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0976/1301	3/20/2001	WD	U	I	01	100
GRANTOR: BAKER JAMES W & ALYCE						
GRANTEE: BAKER JAMES W & DAR						
0524/1125	8/19/1987	WD	Q	I		61,000
GRANTOR: DOW RICHARD SR & D P						
GRANTEE: BAKER MARION & ALYC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 FST=[YR=1993] W20 S7 FGR=[YR=1993] S21 E20 N21 W20 $ E20 N7 $ S28 E10 FOP=[YR=1993] S5 E10 N8 W10 S3 $ N3 E10 S3 E32 N28 $.

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	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	1992	1992	3	20	288	
2	0681	POLE SHED	0	100	38	12	456.00	SF	15.00	15.00	100	1992	1992	3	20	1,368	
3	0940	SHEDS/PORT	0	100	8	32	256.00	SF	20.10	20.10	100	1992	1992	3	20	1,029	
4	1242	WD DECK A	0	100	0	0	426.00	SF	10.00	10.00	100	1992	1992	3	20	852	
5	0511	GARAGE CB-	0	100	24	38	912.00	SF	40.00	40.00	100	1993	1993	3	66	24,077	
6	0810	CONCRETE A	0	100	40	2	80.00	SF	6.50	6.50	100	1993	1993	3	66	343	
7	0803	ASPHALT C	0	100	0	0	3,436.00	SF	2.00	2.00	100	2024	2000		50	3,436	

LAND DESCRIPTION

TOTAL OB/XF 31,393

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	000100	C	SFR	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