BLOCK 8 LOT 52
LOFTON BLUFF 3 PB 4/108

ESPINOZA CALEB & REBEKAH
85700 DICK KING RD
YULEE, FL 32097

2024

43-2N-27-4622-0008-0520

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

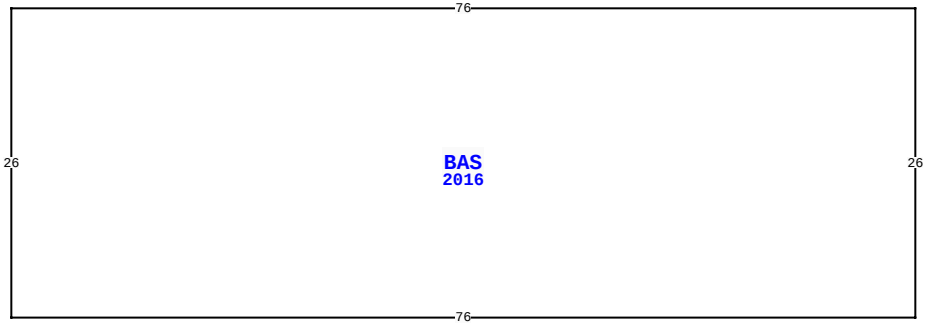
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	148,141
TOTALS	1,976		1,976	148,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,976	117.6000	88.20	174,283	2016	2016	0	0	0	15.00	85.00

1 M/H 94+ – 0% - 2023 Heated Area: 1976 HX Base Yr



85700 DICK KING RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	148,141
TOTAL MARKET OB/XF VALUE	12,617
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	240,758
SOH/AGL Deduction	0
ASSESSED VALUE	240,758
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,758
TOTAL JUST VALUE	240,758
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165767	CO ISSUED	0	10/05/2016
MH165767	MH MOVE-ON	0	08/01/2016
MH155632	CO ISSUED	0	05/07/2015
MH155632	MH MOVE-ON	0	04/01/2015
8100	MH MOVE-ON	4,500	03/22/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2570/0300	6/09/2022	WD	Q	I	01	270,000
GRANTOR: BROOKE JOSEPH A IV &						
GRANTEE: ESPINOZA CALEB & RE						
2270/0309	4/23/2019	WD	Q	I	01	180,400
GRANTOR: LAIRSEY CASEY C & LES						
GRANTEE: BROOKE JOSEPH A IV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W76 S26 E76 N26$.

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	0	12	12	144.00	SF	10.00	10.00	100	2015	2015	3	70	1,008	
2	0811	CONCRETE B	0	0	0	0	2,255.00	SF	5.20	5.20	100	2021	2021	3	99	11,609	

LAND DESCRIPTION

TOTAL OB/XF 12,617

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS