

NISKY MICHAEL P
85788 DICK KING ROAD
YULEE, FL 32097

43-2N-27-4621-0005-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD															
Exterior Wall		25	MOD METAL 100		0820	02	1,722	98.2000	78.56	135,280	1983	1983	0	0	0	70.00	30.00	Tax Group: 4		Tax Dist:														
Roof Structure		03	GABLE/HIP 100		1 M/H 93- - 100% - 2001										Heated Area: 1722										HX Base Yr 2001									
Roof Cover		01	MINIMUM 100												BUILDING MARKET VALUE										40,584									
Interior Wall		04	PLYWOOD 100												TOTAL MARKET OB/XF VALUE										7,097									
Interior Floor		14	CARPET 80												TOTAL LAND VALUE - MARKET										85,000									
Interior Floor		08	SHT VINYL 20												TOTAL MARKET VALUE										132,681									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										86,774									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										45,907									
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB		25,000							
Bathrooms			2 100												BASE TAXABLE VALUE										20,907									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										132,681									
Stories		1.	1. 100												NCON VALUE										0									
Units			0 100		INCOME VALUE																													
BUD8 Adjustme		04	DIST 01 100		PREVIOUS YEAR MKT VALUE										122,885																			
															R278134 & R278135																			
															1983 SPIR																			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,416	100	1993	1,416	33,372																													
FEP	360	85	1993	306	7,212																													
TOTALS		1,776			1,722	40,584																												
EXTRA FEATURES					85788 DICK KING RD, YULEE										BLD DATE				LGL DATE		05/09/2025		MLU											
							XF DATE						LAND DATE																					
							INC DATE						AG DATE																					
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	1987	1987	3	60	2,100																			
2	0810	CONCRETE A	0 100	14	12	168.00	SF	6.50	6.50	100	1990	1990	3	57	622																			
3	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	30.00	100	1987	1987	3	20	1,200																			
4	0350	CARPORT WD	0 100	14	20	280.00	SF	13.00	13.00	100	1997	1997	3	20	728																			
5	0810	CONCRETE A	0 100	0	0	120.00	SF	6.50	6.50	100	1986	1986	3	47	367																			
6	0351	CARPORT MT	0 100	20	16	320.00	SF	10.00	10.00	100	2024	2015		65	2,080																			
LAND DESCRIPTION										TOTAL OB/XF										7,097														
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	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																	