BLOCK 6 LOT 5
IN OR 1584/1531
R224199 & R224200

STROSCHEIN BRYAN K
85789 DICK KING ROAD
YULEE, FL 32097

2025

43-2N-27-4621-0006-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

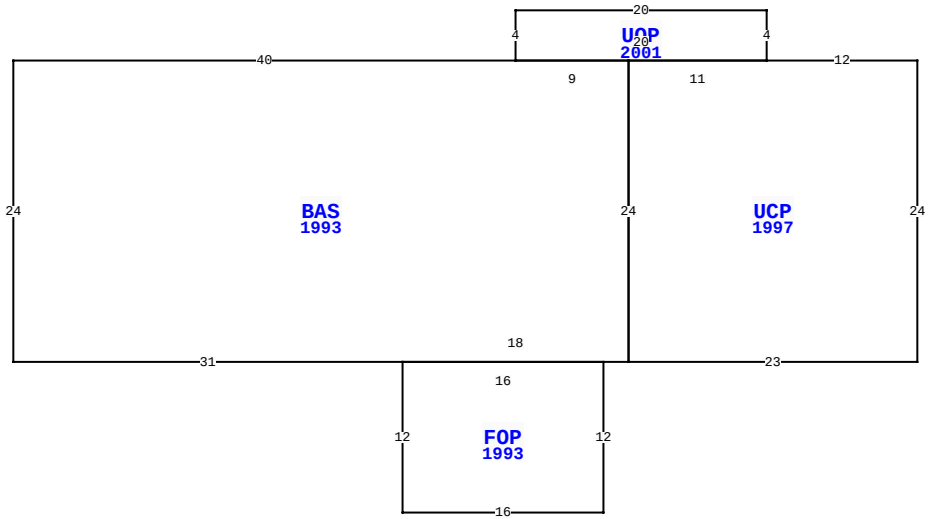
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,176	100	1993	1,176	33,191
FOP	192	30	1993	58	1,637
UCP	552	20	1997	110	3,105
UOP	80	25	2001	20	565
TOTALS	2,000			1,364	38,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,364	117.6000	94.08	128,325	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2003 Heated Area: 1176 HX Base Yr 2003



85789 DICK KING RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		38,498
TOTAL MARKET OB/XF VALUE		2,304
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		125,802
SOH/AGL Deduction		84,642
ASSESSED VALUE		41,160
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,160
TOTAL JUST VALUE		125,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1584/1531	9/11/2008	QC	Q	I	01	100
GRANTOR: STROSCHEIN MEGAN M &						
GRANTEE: STROSCHEIN BRYAN K						
1056/1301	5/21/2002	WD	Q	I		75,000
GRANTOR: CENDANT MOBILITY FINA						
GRANTEE: STROSCHEIN MEGAN &						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1997] W12 UOP=[YR=2001] N4 W20 S4 BAS=[YR=1993] W40 S24 E31 FOP=[YR=1993] S12 E16 N12 W16 $ E18 N24 W9 $ E20 $ W11 S24 E23 N24 $.

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	0810	CONCRETE A	0	100	0	0	41.00	SF	6.50	6.50	100	1997	1997	3	72	192	
2	0940	SHEDS/PORT	0	100	16	22	352.00	SF	30.00	30.00	100	1990	1990	3	20	2,112	

LAND DESCRIPTION

TOTAL OB/XF 2,304

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	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS