BLOCK 7 LOT 6
ESMT IN OR 448/324
LOFTON BLUFF #3 PB 4/108

BANKS MICHAEL & KATIE
85763 DICK KING ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

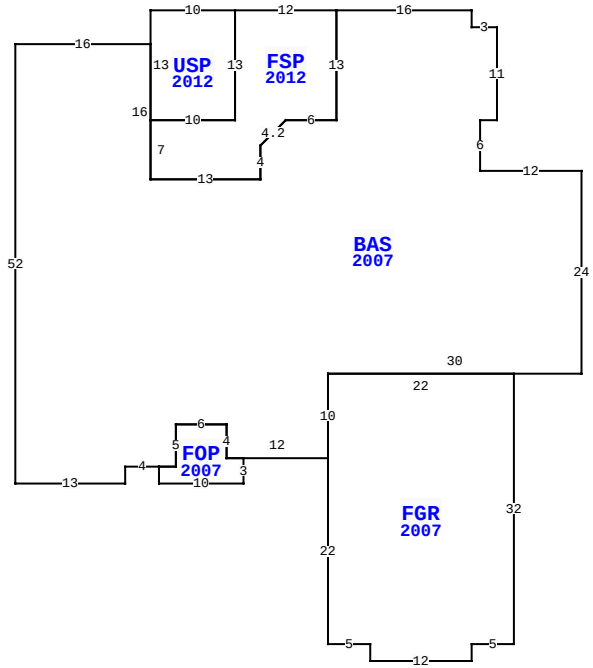
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,619	100	2007	2,619	324,115
FGR	728	55	2007	400	49,502
FOP	52	30	2007	16	1,980
FSP	252	40	2012	101	12,499
USP	130	30	2012	39	4,827
TOTALS	3,781			3,175	392,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,175	107.4560	141.84	450,342	2007	2007	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2022 Heated Area: 2619 HX Base Yr 2022



85763 DICK KING RD, YULEE

BLD DATE	03/03/2023	NW	LGL DATE		
XF DATE	11/29/2007	RK	LAND DATE	05/09/2025	MLU
INC DATE			AG DATE		

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	0940	SHEDS/PORT	0	100	20	12	240.00	SF	20.10	20.10	100	1994	1994	3	20	965	
2	0811	CONCRETE B	0	100	0	0	2,115.00	SF	5.20	5.20	100	2008	2008	3	88	9,678	
3	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	2008	2008	3	88	1,373	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
5	0855	CONC PAVER	0	100	0	0	1,450.00	SF	10.00	10.00	100	2021	2021	3	99	14,355	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		416,944
TOTAL MARKET OB/XF VALUE		29,521
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		531,465
SOH/AGL Deduction		138,701
ASSESSED VALUE		392,764
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		342,042
TOTAL JUST VALUE		531,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26105	ADDITION	47,328	06/01/2012
E18621	ELEC OTHER	1,800	01/01/2007
M12424	MECH OTHER	0	01/01/2007
M12337	MECH OTHER	0	12/01/2006
C18774	CO ISSUED	224,730	11/01/2006
B18774	NEW CONSTR	224,730	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2465/1276	5/19/2021	WD	Q	I	01	445,000
GRANTOR: AVERA BRANDY RONNELL						
GRANTEE: BANKS MICHAEL & KAT						
1437/1958	8/18/2006	QC	U	I	07	100
GRANTOR: AVERA BRANDY R & DONN						
GRANTEE: AVERA BRANDY RONELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 N6 E2 N11 W3 N2 W16 FSP=[YR=2012] W12 USP=[YR=2012] W10 S13 E10 N13 $ S13 W10 S7 E13 N4 U3 R3 E6 N13 $ S13 W6 D3 L3 S4 W13 N16 W16 S52 E13 N2 E4
FOP=[YR=2007] S2 E10 N3 W2 N4 W6 S5 W2 $ E2 N5 E6 S4 E12
FGR=[YR=2007] S22 E5 S2 E12 N2 E5 N32 W22 S10 $ N10 E30 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 29,521

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 04/21/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

BLOCK 7 LOT 6
ESMT IN OR 448/324
LOFTON BLUFF #3 PB 4/108

BANKS MICHAEL & KATIE
85763 DICK KING ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0060

BUILDING CHARACTERISTICS

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
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

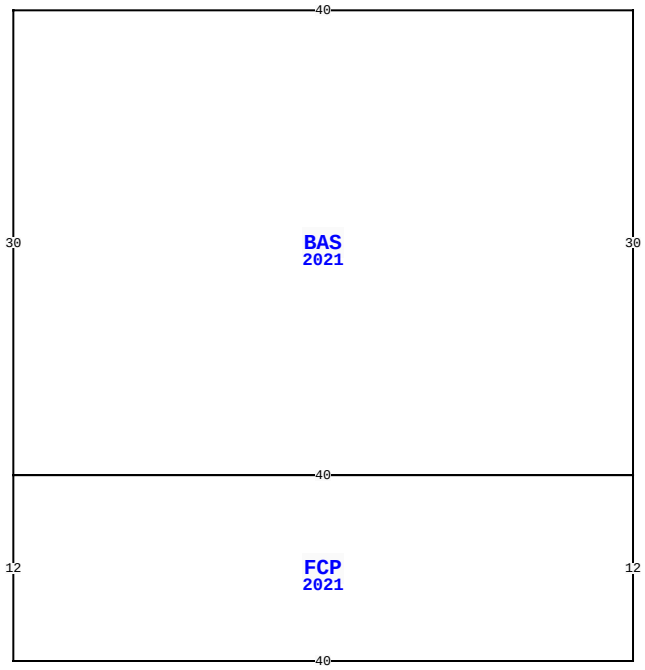
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2021	1,200	21,837
FCP	480	25	2021	120	2,184
TOTALS	1,680			1,320	24,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,320	57.2000	21.16	27,931	2012	2012	0	0	0	14.00	86.00

2 GARAGE RES – 100% - 2022 Heated Area: 1200 HX Base Yr 2022



BLD DATE	03/03/2023	NW	LGL DATE		
XF DATE	11/29/2007	RK	LAND DATE	05/09/2025	MLU
INC DATE			AG DATE		

85763 DICK KING RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		416,944
TOTAL MARKET OB/XF VALUE		29,521
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		531,465
SOH/AGL Deduction		138,701
ASSESSED VALUE		392,764
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		342,042
TOTAL JUST VALUE		531,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P11723	OTHER	0	11/01/2006
R09855	REPAIR/RRF	2,100	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2465/1276	5/19/2021	WD	Q	I	01	445,000
GRANTOR: AVERA BRANDY RONNELL						
GRANTEE: BANKS MICHAEL & KAT						
1437/1958	8/18/2006	QC	U	I	07	100
GRANTOR: AVERA BRANDY R & DONN						
GRANTEE: AVERA BRANDY RONELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S30 FCP=[YR=2021] S12 E40 N12 W40$ E40 N30$.

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 04/21/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS