

BLOCK 7 LOT 7  
IN OR 2176/492  
EX FPL ESMT OR 378/20

VANCULIN ALBERT B & CAROL A  
85733 DICK KING ROAD  
YULEE, FL 32097

2025

43-2N-27-4622-0007-0070



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 18 | CEMENT BRK 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            | 08 | SHT VINYL 20   |
| 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,092            | 100         | 1993 | 1,092        | 94,468               |
| BAS       | 540              | 100         | 2006 | 540          | 46,715               |
| TOTALS    | 1,632            |             |      | 1,632        | 141,183              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 1,644.00 | SF | 4.00     | 4.00           |       |
| 2              | 1242       | WD DECK A   | 0   | 100 | 12 | 8  | 96.00    | SF | 10.00    | 10.00          |       |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 3  | 38 | 114.00   | SF | 6.50     | 6.50           |       |
| 4              | 0510       | GARAGE WD-  | 0   | 100 | 24 | 48 | 1,152.00 | SF | 35.00    | 35.00          |       |
| 5              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       |       |
| 6              | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 811.00   | SF | 5.20     | 5.20           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | RES                  | 100 |     | OR       | 0.00  | 0.00  | 1.00        | LT        |       |

| MARKET ADJUSTMENTS         |     |           |             |                |                |      |      |      |      |       |        |
|----------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100                       | 01  | 1,632     | 117.3000    | 117.30         | 191,434        | 1987 | 1989 | 0    | 0    | 26.25 | 73.75  |
| 1 SINGLE FAM - 100% - 2019 |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 1632          |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr 2019            |     |           |             |                |                |      |      |      |      |       |        |
|                            |     |           |             |                |                |      |      |      |      |       |        |
| 85733 DICK KING RD, YULEE  |     |           |             |                |                |      |      |      |      |       |        |

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

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 4              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 141,183   |             |
| TOTAL MARKET OB/XF VALUE  |  | 19,110    |             |
| TOTAL LAND VALUE - MARKET |  | 85,000    |             |
| TOTAL MARKET VALUE        |  | 245,293   |             |
| SOH/AGL Deduction         |  | 147,815   |             |
| ASSESSED VALUE            |  | 97,478    |             |
| TOTAL EXEMPTION VALUE     |  | HX HB     | 50,722      |
| BASE TAXABLE VALUE        |  | 46,756    |             |
| TOTAL JUST VALUE          |  | 245,293   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 236,081   |             |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 3878       | NEW CONSTR  | 1,730  | 12/01/1986 |
| 1974       | H/AC        | 1,750  | 11/24/1986 |
| 3621       | NEW CONSTR  | 45,480 | 09/18/1986 |

| SALES DATA                     |           |           |     |     |            |
|--------------------------------|-----------|-----------|-----|-----|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD     |
| 2176/0492                      | 2/08/2018 | WD        | Q   | I   | 01         |
| GRANTOR: CARTY JENNIFER W      |           |           |     |     | SALE PRICE |
| GRANTEE: VANCULIN ALBERT B &   |           |           |     |     | 175,000    |
| 1032/0511                      | 1/22/2002 | WD        | Q   | I   |            |
| GRANTOR: THRIFT EDWARD & HELEN |           |           |     |     | 136,000    |
| GRANTEE: CARTY BARRY D & JEN   |           |           |     |     |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                              |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2006] W20 BAS=[YR=1993] W41 S27 E24 N3 E5 S3 E12 N27 \$ S27 E20 N27 \$ . |  |  |  |  |  |  |  |  |  |  |  |