BLOCK 7 LOT 8
LOFTON BLUFF #3 PB 4/108

WILSON WILLIAM J
85699 DICK KING ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

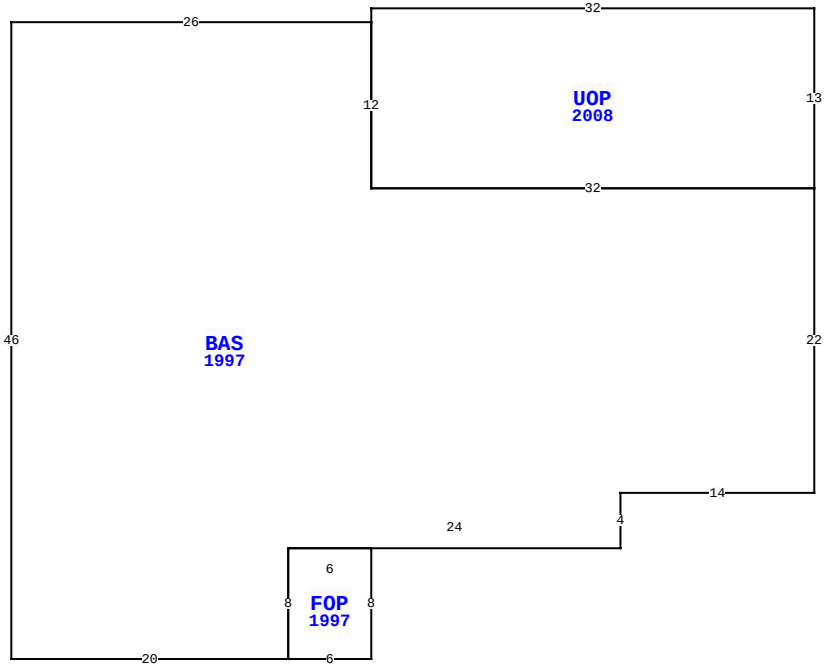
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,924	100	1997	1,924	208,800
FOP	48	30	1997	14	1,520
UOP	416	20	2008	83	9,008
TOTALS	2,388			2,021	219,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,021	114.8364	114.84	232,092	1997	2012	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1924 HX Base Yr 2020



85699 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		240,990
TOTAL MARKET OB/XF VALUE		14,608
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		340,598
SOH/AGL Deduction		97,669
ASSESSED VALUE		242,929
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		192,207
TOTAL JUST VALUE		340,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012844	REMODEL	10,000	08/22/2022
B1327593	ADDITION	48,744	08/01/2013
LIC08162	OTHER	0	02/01/2000
973750	NEW CONSTR	94,000	03/01/1997
7287	MH MOVE-ON	17,900	05/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2279/0959	5/23/2019	WD	Q	I	01	260,000
GRANTOR: CLARK MATTHEW ALLEN &						
GRANTEE: WILSON WILLIAM J						
1607/1110	2/25/2009	WD	Q	I	01	177,500
GRANTOR: GREGORY JASON & AMAND						
GRANTEE: CLARK MATTHEW ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] W32 S1 BAS=[YR=1997] W26 S46 E20 FOP=[YR=1997] E6 N8 W6 S8$ N8 E24 N4 E14 N22 W32 N12$ S12 E32 N13$.

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	0812	CONCRETE C	0	100	0	0	1,022.00	SF	4.00	4.00	100	2001	2001	3	79	3,230	
2	0812	CONCRETE C	0	100	0	0	3,469.00	SF	4.00	4.00	100	2003	2003	3	82	11,378	

LAND DESCRIPTION

TOTAL OB/XF 14,608

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 01/10/2023 BY NW 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 8
LOFTON BLUFF #3 PB 4/108

WILSON WILLIAM J
85699 DICK KING ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

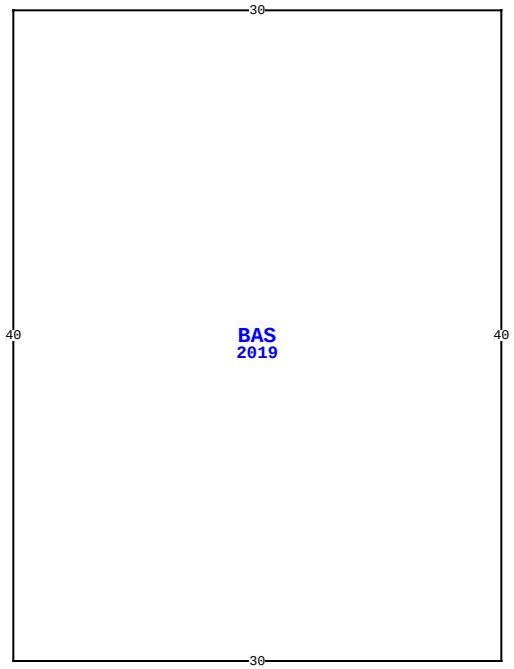
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2019	1,200	21,663
TOTALS	1,200			1,200	21,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	20.75	24,900	2013	2013	0	0	0	13.00	87.00

2 GARAGE RES – 100% - 2020 Heated Area: 1200 HX Base Yr 2020



85699 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		240,990
TOTAL MARKET OB/XF VALUE		14,608
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		340,598
SOH/AGL Deduction		97,669
ASSESSED VALUE		242,929
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		192,207
TOTAL JUST VALUE		340,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2279/0959	5/23/2019	WD	Q	I	01	260,000
GRANTOR: CLARK MATTHEW ALLEN &						
GRANTEE: WILSON WILLIAM J						
1607/1110	2/25/2009	WD	Q	I	01	177,500
GRANTOR: GREGORY JASON & AMAND						
GRANTEE: CLARK MATTHEW ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S40 E30 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/10/2023 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS