BLOCK 7 LOT 10
IN OR 676 PG 108
LOFTON BLUFF 3 PB 4/108

MONROE DANIEL W
85647 DICK KING ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	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
Quality	03	Quality Level 03

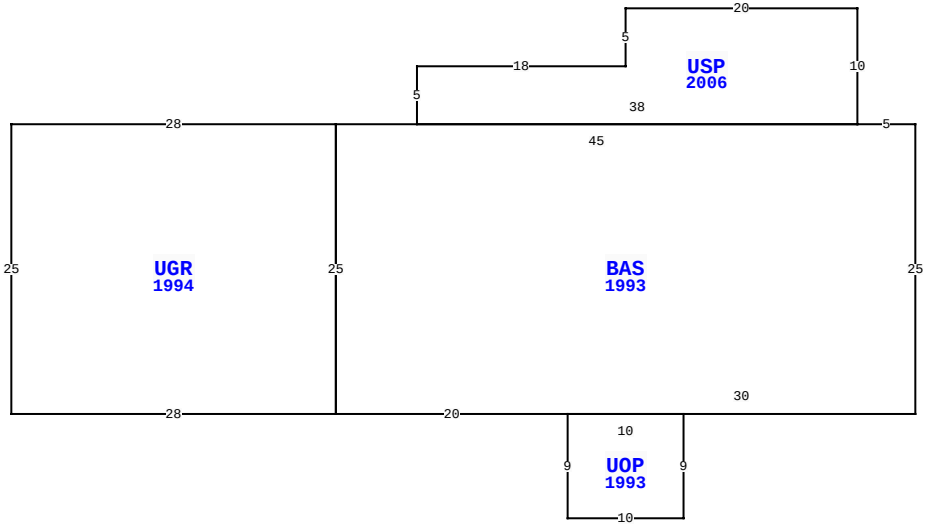
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100	1993	1,250	36,960
UGR	700	45	1994	315	9,314
UOP	90	25	1993	22	650
USP	290	50	2006	145	4,287
TOTALS	2,330			1,732	51,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,732	123.2000	98.56	170,706	1984	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1250 HX Base Yr 1994



85647 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		51,212
TOTAL MARKET OB/XF VALUE		11,251
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		147,463
SOH/AGL Deduction		96,003
ASSESSED VALUE		51,460
TOTAL EXEMPTION VALUE	HX HB	26,460
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		147,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8746	REPAIR/RRF	2,925	03/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0676/0108	2/26/1993	QC	Q	I	06	8,000
GRANTOR: MONROE PATRICE						
GRANTEE: MONROE DANIEL W						
0415/0284	3/01/1984	WD	Q	V		8,900
GRANTOR:						
GRANTEE:						

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	3,516.00	SF	4.00	4.00	100	2002	2002	3	80	11,251	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 USP=[YR=2006] N10 W20 S5 W18 S5 E38 $ W45 UGR=[YR=1994] W28 S25E28 N25$ S25 E20 UOP=[YR=1993] S9 E10 N9 W10$ E30 N25$.

LAND DESCRIPTION

TOTAL OB/XF 11,251

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 02/27/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS