BLOCK 7 LOT 11
LOFTON BLUFF # 3 PB 4/108

SAWYER MARK A & MEGAN
85623 DICK KING RD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 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
Quality	03	Quality Level 03

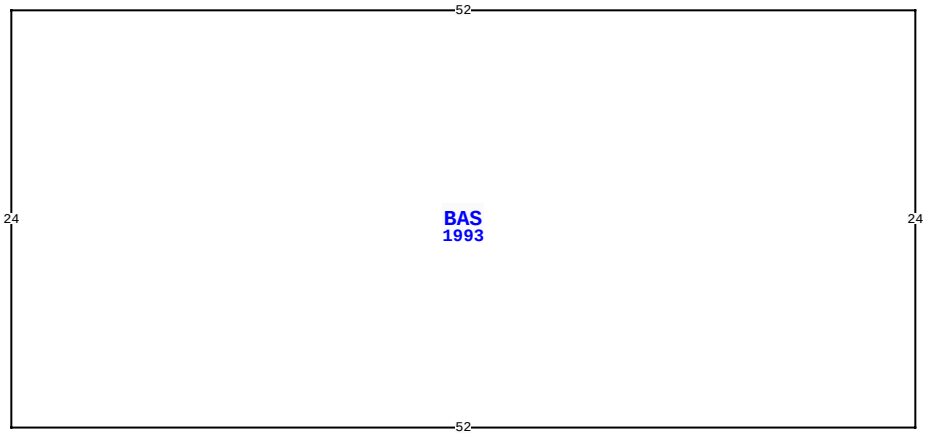
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	30,012
TOTALS	1,248			1,248	30,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	100.2000	80.16	100,040	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1248 HX Base Yr 2022



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		30,012
TOTAL MARKET OB/XF VALUE		14,023
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		129,035
SOH/AGL Deduction		34,514
ASSESSED VALUE		94,521
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,799
TOTAL JUST VALUE		129,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6654	NEW CONSTR	400	05/07/1990
6428	SWIM POOL	5,940	04/25/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2508/0979	10/26/2021	WD	Q	I	01	100,000
GRANTOR: MCCORD DAMON R						
GRANTEE: SAWYER MARK A & MEG						
1704/0812	10/05/2010	QC	U	I	11	100
GRANTOR: MCCORD DAMON R & BRAN						
GRANTEE: MCCORD DAMON ROBERT						

85623 DICK KING RD, YULEE

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

BUILDING NOTES

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	26	10	260.00	SF	30.00	30.00	100	1985	1985	3	20	1,560	
2	1243	WD DECK F	0	100	10	12	120.00	SF	8.00	8.00	100	1989	1989	3	20	192	
3	1243	WD DECK F	0	100	12	23	276.00	SF	8.00	8.00	100	1990	1990	3	20	442	
4	0845	KOOL DECK	0	100	96	6	576.00	SF	7.25	7.25	100	1990	1990	3	57	2,380	
5	0861	POOL GUNIT	0	100	14	26	364.00	SF	85.00	85.00	100	1990	1990	3	20	6,188	
6	0811	CONCRETE B	0	100	35	28	980.00	SF	5.20	5.20	100	1993	1993	3	64	3,261	

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S24 E52 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 14,023

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 05/03/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS