BLOCK 7 LOT 13 R816120
L/E IN OR 1019/85
LOFTON BLUFF # 3 PB 4/108

BROWN WILLIAM R L/E/
85559 DICK KING ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

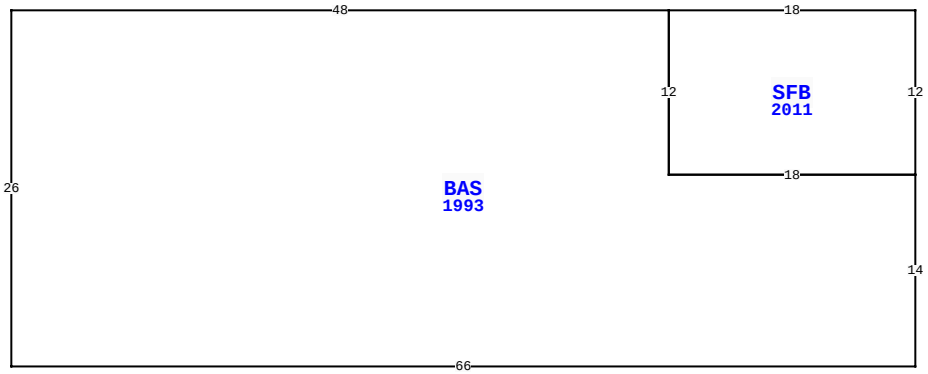
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	05	AVERAGE 30
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,500	100	1993	1,500	36,324
SFB	216	80	2011	173	4,190
TOTALS	1,716			1,673	40,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,673	100.9000	80.72	135,045	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1673 HX Base Yr 1989



NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		40,514
TOTAL MARKET OB/XF VALUE		12,266
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		137,780
SOH/AGL Deduction		83,099
ASSESSED VALUE		54,681
TOTAL EXEMPTION VALUE	HX HB WR	34,681
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		137,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1019/0085	11/09/2001	DG	U	I	18	100
GRANTOR: BROWN WILLIAM R & WAN						
GRANTEE: HERNDON LAURA S						
0738/0120	8/30/1995	WD	U	I	10	8,600
GRANTOR: SHEFIELD WM F ETAL						
GRANTEE: BROWN WM R & WANDA						

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

85559 DICK KING RD, YULEE

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2011] W18 BAS=[YR=1993] W48 S26 E66 N14W18 N12$ S12 E18 N12$.

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	0810	CONCRETE A	0	100	14	10	140.00	SF	6.50	6.50	100	1987	1987	3	49.5	450	
2	0751	UOP	0	100	8	32	256.00	SF	10.00	10.00	100	1994	1994	3	20	512	
3	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2024	2010		40	1,440	
4	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2024	2010		40	1,440	
5	0940	SHEDS/PORT	0	100	36	10	360.00	SF	30.00	30.00	100	2024	2018		78	8,424	

LAND DESCRIPTION

TOTAL OB/XF 12,266

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