BLOCK 7 LOT 15
LOFTON BLUFF 3 PB 4/108

BOATMAN GREGORY M & JACQUELINE A
85507 DICK KING RD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 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

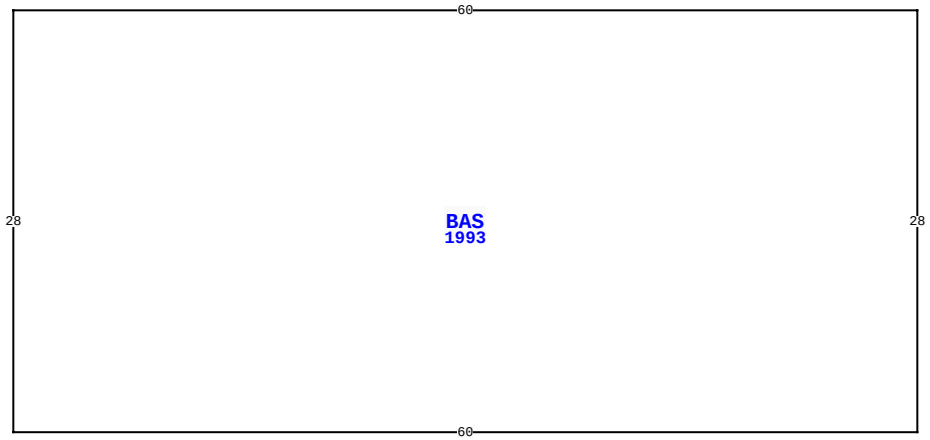
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1993	1,680	71,737
TOTALS	1,680			1,680	71,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,680	111.2000	88.96	149,453	1986	2002	0	0	0	52.00	48.00

1 M/H 93- – 100% - 2024 Heated Area: 1680 HX Base Yr 2024



85507 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		71,737
TOTAL MARKET OB/XF VALUE		2,609
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		159,346
SOH/AGL Deduction		6,987
ASSESSED VALUE		152,359
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,637
TOTAL JUST VALUE		159,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-117	MH MOVE-ON	14,000	07/01/1993
9114	MH MOVE-ON	14,000	11/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2619/0871	2/08/2023	WD	U	I	38	160,000
GRANTOR: DIXON KYLE J						
GRANTEE: BOATMAN GREGORY M &						
2481/1013	6/25/2021	WD	Q	I	01	125,000
GRANTOR: WOOD JAMES N						
GRANTEE: DIXON KYLE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E60 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	1242	WD DECK A	0	100	36	12	432.00	SF	6.70	6.70	100	1986	1986	3	20	579	

LAND DESCRIPTION

TOTAL OB/XF 2,609

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 01/04/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS