BLOCK 7 LOT 17
IN OR 2128/870
LOFTON BLUFF #3 PB 4/108

LEWIS BRUCE H
85441 DICK KING ROAD
YULEE, FL 32097

**2025**

**43-2N-27-4622-0007-0170**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

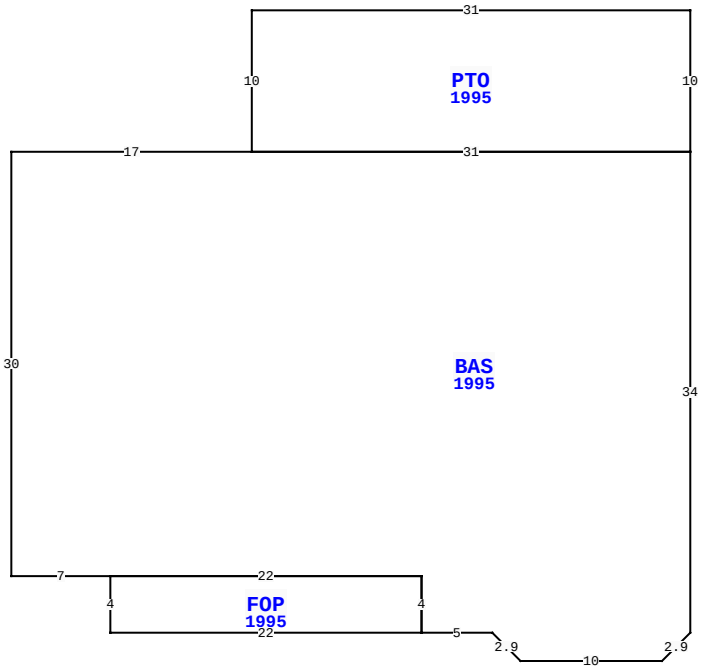
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| 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 |
| 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 | 1,540 | 100 | 1995 | 1,540 | 181,312 |
| FOP | 88 | 30 | 1995 | 26 | 3,061 |
| PTO | 310 | 5 | 1995 | 16 | 1,884 |
| TOTALS | 1,938 | | | 1,582 | 186,257 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,582 | 125.9250 | 125.92 | 199,205 | 1995 | 2010 | 0 | 0 | 0 | 6.50 | 93.50 |

1 SINGLE FAM – 100% - 2018 Heated Area: 1540 HX Base Yr 2018




85441 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 | | 186,257 |
| TOTAL MARKET OB/XF VALUE | | 19,674 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 290,931 |
| SOH/AGL Deduction | | 105,820 |
| ASSESSED VALUE | | 185,111 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 134,389 |
| TOTAL JUST VALUE | | 290,931 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 278,209 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 96 02574 | XFOB | 11,424 | 03/04/1996 |
| 7227 | MH MOVE-ON | 21,841 | 04/14/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2128/0870 | 6/20/2017 | WD | Q | I | 01 | 193,000 |
| GRANTOR: GREENE L MACHELLE C & | | | | | | |
| GRANTEE: LEWIS BRUCE H | | | | | | |
| 1302/1439 | 3/17/2005 | QC | Q | I | 01 | 100 |
| GRANTOR: GREENE MARK T | | | | | | |
| GRANTEE: GREENE L MACHELLE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=1995] W31 S10 BAS=[YR=1995] W17 S30 E7 FOP=[YR=1995] S4 E22 N4 W22$ E22 S4 E5 R2 D2 E10 U2 R2 N34 W31 $ E31 N10 $ .

## 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 | 1995 | 1995 | 3 | 76 | 2,660 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 16 | 192.00 | SF | 30.00 | 30.00 | 100 | 1995 | 1995 | 3 | 20 | 1,152 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 11 | 16 | 176.00 | SF | 15.00 | 15.00 | 100 | 1995 | 1995 | 3 | 20 | 528 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 8 | 8 | 64.00 | SF | 15.00 | 15.00 | 100 | 1995 | 1995 | 3 | 20 | 192 | |
| 5 | 0510 | GARAGE WD- | 0 | 100 | 24 | 28 | 672.00 | SF | 35.00 | 35.00 | 100 | 1996 | 1996 | 3 | 23 | 5,410 | |
| 6 | 0810 | CONCRETE A | 0 | 100 | 24 | 15 | 360.00 | SF | 6.50 | 6.50 | 100 | 1996 | 1996 | 3 | 70 | 1,638 | |
| 7 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,628.00 | SF | 4.00 | 4.00 | 100 | 2000 | 2000 | 3 | 77 | 8,094 | |

## LAND DESCRIPTION

TOTAL OB/XF 19,674

| 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS