BLOCK 7 LOT 20
IN OR 2057/1535
LOFTON BLUFF 3 PB 4/108

SHAW ZACHERY K & LINDA V
85357 DICK KING RD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

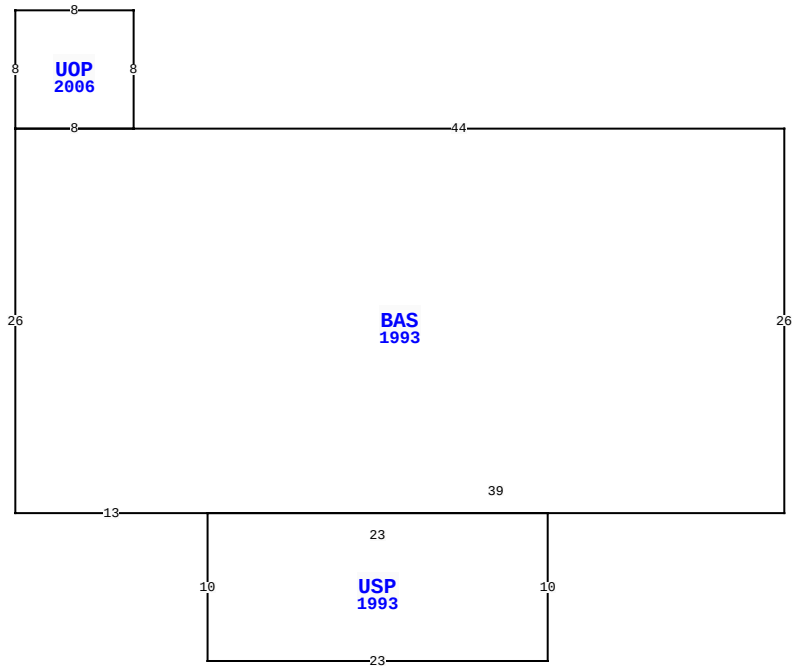
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,352	100	1993	1,352	39,976
UOP	64	25	2006	16	473
USP	230	50	1993	115	3,400
TOTALS	1,646			1,483	43,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,483	123.2000	98.56	146,164	1984	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2017 Heated Area: 1352 HX Base Yr 2017



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

85357 DICK KING RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		43,849
TOTAL MARKET OB/XF VALUE		5,068
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		133,917
SOH/AGL Deduction		76,865
ASSESSED VALUE		57,052
TOTAL EXEMPTION VALUE	HX HB	32,052
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		133,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2057/1535	7/08/2016	WD	Q	I	02	75,000

GRANTOR: NEWTON DANNY R & GLOR

GRANTEE: SHAW ZACHERY K & LI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 UOP=[YR=2006] N8 W8 S8 E8$ W8 S26 E13
USP=[YR=1993] S10 E23 N10 W23$ E39 N26$.

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	1984	1984	3	54	1,890	
2	1243	WD DECK F	0	100	16	8	128.00	SF	8.00	8.00	100	1988	1988	3	20	205	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	1988	1988	3	20	1,728	
4	0681	POLE SHED	0	100	12	24	288.00	SF	15.00	15.00	100	1997	1997	3	24	1,037	
5	1242	WD DECK A	0	100	10	4	40.00	SF	10.00	10.00	100	1997	1997	3	20	80	
6	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 5,068

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