BLOCK 7 LOT 23 OR 582/1047
LOFTON BLUFF 3 PB 4/108

CASSIDY ROGER LANE
85277 DICK KING ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0230

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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

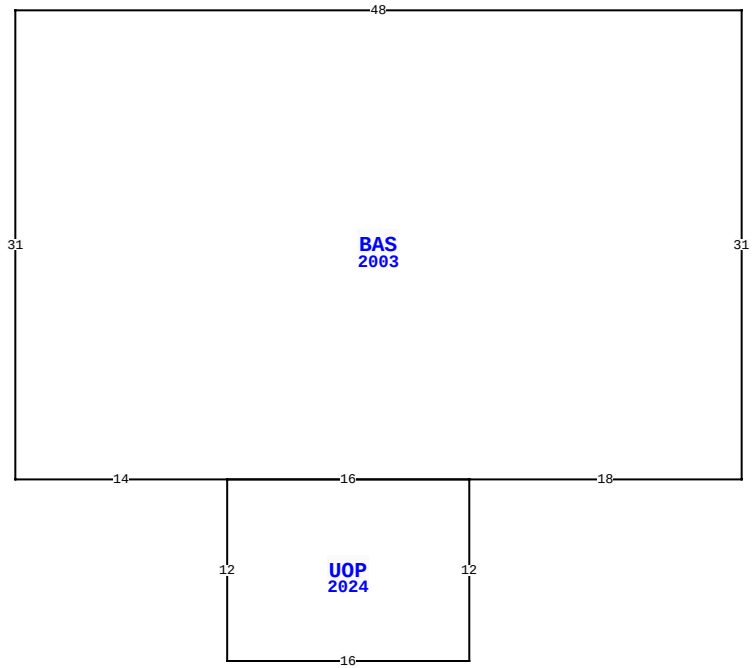
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2003	1,488	79,177
UOP	192	25	2024	48	2,554
TOTALS	1,680			1,536	81,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,536	125.2000	106.42	163,461	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 0 Heated Area: 1488 HX Base Yr 1992



85277 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		104,166
TOTAL MARKET OB/XF VALUE		11,059
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		200,225
SOH/AGL Deduction		89,862
ASSESSED VALUE		110,363
TOTAL EXEMPTION VALUE	SX HX HB	100,722
BASE TAXABLE VALUE		9,641
TOTAL JUST VALUE		200,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034101	MH MOVE-ON	0	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0582/1047	11/02/1989	WD	U	I	07	100
GRANTOR: ROBERTSON DALE & S A						
GRANTEE: CASSIDY ROGER LANE						
0575/1273	8/02/1989	WD	Q	I		31,300
GRANTOR: ROBERTSON DALE & S A						
GRANTEE: CASSIDY ROGER LANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W48 S31 E14 E16 E18 N31 $
UOP=[YR=2024;ORIG=-18,31] W16 S12 E16 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0474	VF 4 RAIL	0	100	0	0	441.00	LF	9.25	9.25	100	2005	2005	3	64	2,611	
3	0803	ASPHALT C	0	100	0	0	3,090.00	SF	2.00	2.00	100	2024	2022		88	5,438	

LAND DESCRIPTION

TOTAL OB/XF 11,059

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

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

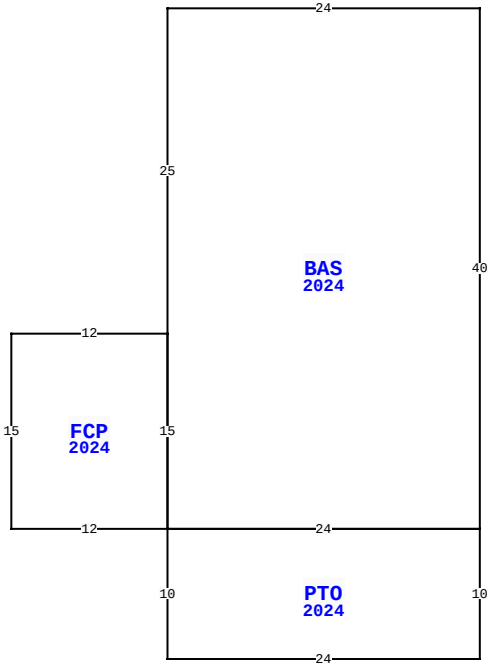
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2024	960	21,179
FCP	180	25	2024	45	993
PTO	240	5	2024	12	265
TOTALS	1,380			1,017	22,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,017	62.1000	22.98	23,371	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2024 Heated Area: 960 HX Base Yr 1992



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GRANTOR: ROBERTSON DALE & S A						
GRANTEE: CASSIDY ROGER LANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=56,10] E24 S40 W24 N15 N25 $
PTO=[YR=2024;ORIG=56,50] E24 S10 W24 N10 $
FCP=[YR=2024;ORIG=56,50] W12 N15 E12 S15 $
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EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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