BLOCK 7 LOT 29 R672697
IN OR 848/111
LOFTON BLUFF 3 PB 4/108

UTTER KAREN M
85103 DICK KING ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

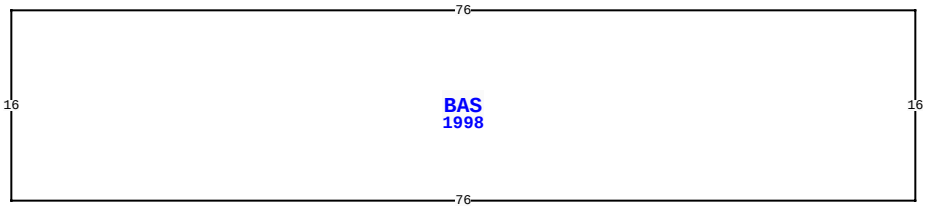
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,216	100	1998	1,216	30,264
TOTALS	1,216			1,216	30,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	97.6000	82.96	100,879	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1999 Heated Area: 1216 HX Base Yr 1999



85103 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		30,264
TOTAL MARKET OB/XF VALUE		698
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		115,962
SOH/AGL Deduction		68,841
ASSESSED VALUE		47,121
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,121
TOTAL JUST VALUE		115,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982384	MH MOVE-ON	0	09/01/1998
96 1457	MH MOVE-ON	0	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0848/0111	9/10/1998	WD	Q	I		31,000
GRANTOR: EZELL BEATRICE						
GRANTEE: UTTER KAREN M						
0576/0331	8/04/1989	WD	Q	V		13,000
GRANTOR: FREDERICK HAROLD SR						
GRANTEE: EZELL GEORGE W						

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	0351	CARPORT MT	0	100	20	20	400.00	SF	5.60	5.60	100	1999	1999	3	20	448	
2	0751	UOP	0	100	12	8	96.00	SF	10.00	10.00	100	1999	1999	3	26	250	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 698

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