



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
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	
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
BAS	1,344	100	1993
UCP	720	20	1999
UOP	160	25	1993
TOTALS	2,224		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0820	02	1,528	116.2000	92.96	142,043	1986	1986		0	0	70.00	30.00											
1 M/H 93- - 100% - 0																							
Heated Area: 1344																							
HX Base Yr 1985																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/09/2025</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/09/2025		
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			05/09/2025																				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			42,613
TOTAL MARKET OB/XF VALUE			17,536
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			145,149
SOH/AGL Deduction			89,706
ASSESSED VALUE			55,443
TOTAL EXEMPTION VALUE	HX HB WR		35,443
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			145,149
NCON VALUE			8,849
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			126,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3366	GARAGE	5,836	01/01/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0539/1105	3/31/1988	WD	U	I	07	100
GRANTOR: CORRECTIVE DEED						
GRANTEE:						
0385/0706	5/01/1983	WD	Q	V		8,900
GRANTOR:						
GRANTEE:						

EXTRA FEATURES		85075 DICK KING RD, YULEE															
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
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	0510	GARAGE WD-	0	100	24	22	528.00	SF	35.00	35.00	100	1988	1988	3	20	3,696	
3	0681	POLE SHED	0	100	10	22	220.00	SF	15.00	15.00	100	1988	1988	3	20	660	
4	0810	CONCRETE A	0	100	0	0	472.00	SF	6.50	6.50	100	1999	1999	3	75	2,301	
5	0351	CARPORT MT	0	100	46	18	828.00	SF	10.00	10.00	100	2025	2020		86	7,121	
6	0351	CARPORT MT	0	100	24	18	432.00	SF	10.00	10.00	100	2025	2010		40	1,728	

BUILDING NOTES																
BUILDING DIMENSIONS																
UCP=[YR=1999] W30 BAS=[YR=1993] W56 S24 E19 UOP=[YR=1993] S10 E16 N10 W16\$ E37 N24\$ S24E30 N24\$.																

LAND DESCRIPTION																	TOTAL OB/XF							17,536						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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													