

BLOCK 7 LOT 31
IN OR 1980/1085
2016 CMHM SW/MH

COOK DAVID E JR/COOK CATHERINE
85047 DICK KING RD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0310



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
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	1,152	100	2015	1,152	94,677
UOP	380	25	2022	95	7,808
TOTALS	1,532			1,247	102,484

EXTRA FEATURES		
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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	0510	GARAGE WD-	0 100	30 30	900.00	SF	23.45	23.45	100	1990	1990	3	20	4,221	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,247	128.9200	109.58	136,646	2015	2015	0	0	0	25.00

2 M/H 94+ - 100% - 2016

Heated Area: 1152

HX Base Yr 2016

38

10

UOP
2022

10

38

52

20

BAS
2015

16

72

BID DATE

LCI DATE

85047 DICK KING RD, YULEE	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		102,484	
TOTAL MARKET OB/XF VALUE		4,221	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		191,705	
SOH/AGL Deduction		91,126	
ASSESSED VALUE		100,579	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		49,857	
TOTAL JUST VALUE		191,705	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		180,679	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155698	CO ISSUED	0	02/10/2016
MH155698	MH MOVE-ON	0	11/23/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1980/1085	5/18/2015	QC	U	I	11	100
GRANTOR: COOK DAVID E SR & CAT						
GRANTEE: COOK DAVID E JR ET						
0596/0937	5/08/1990	WD	U	I	10	8,900
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: COOK DAVID SR & C						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2015] W20 UOP=[YR=2022] N10 W38 S10 E38\$W52 S16 E72 N16\$.		