BLOCK 8 LOT 29 OR 379/646
EX FPL ESMT OR 401/73
LOFTON BLUFF 3 PB 4/108

BRANCH WILLIAM E & DEBRAH J L/E/
85030 DICK KING ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0008-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

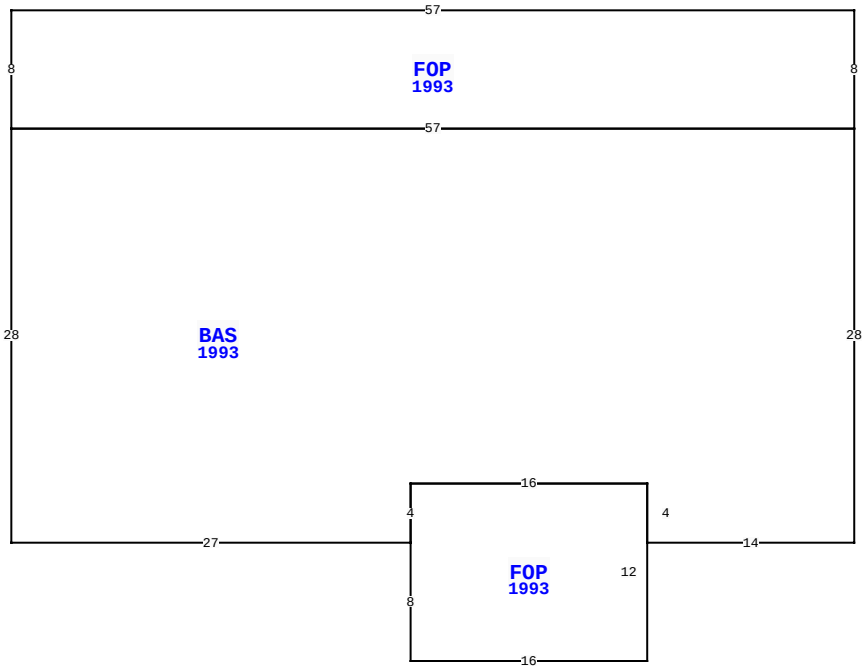
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100	1993	1,532	43,386
FOP	192	30	1993	58	1,643
FOP	456	30	1993	137	3,880
TOTALS	2,180			1,727	48,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,727	118.0000	94.40	163,029	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1532 HX Base Yr 1984



85030 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		48,909
TOTAL MARKET OB/XF VALUE		23,825
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		157,734
SOH/AGL Deduction		100,947
ASSESSED VALUE		56,787
TOTAL EXEMPTION VALUE	HX HB	31,787
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		157,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22779	CARPORT	10,200	08/01/2009
R002898	REPAIR/RRF	2,400	12/01/2000
8122	ADDITION	1,360	05/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2560/1059	5/03/2022	LE	U	I	11	100
GRANTOR: BRANCH WILLIAM E & DE						
GRANTEE: BRANCH WILLIAM MATT						
0379/0646	2/01/1983	WD	Q	V		11,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W57 S8 BAS=[YR=1993] S28 E27 FOP=[YR=1993] S8 E16 N12 W16 S4$ N4 E16 S4 E14 N28 W57$ E57 N8$.

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	1990	1990	3	66	2,310	
2	0811	CONCRETE B	0	100	30	28	840.00	SF	5.20	5.20	100	2000	2000	3	77	3,363	
3	0351	CARPORT MT	0	100	20	20	400.00	SF	8.50	8.50	100	2000	2000	3	20	680	
4	0510	GARAGE WD-	0	100	24	40	960.00	SF	35.00	35.00	100	2009	2009	3	52	17,472	

LAND DESCRIPTION

TOTAL OB/XF 23,825

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 03/01/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS