BLOCK 8 LOT 32
EX FPL ESMT OR 394 PG 75
IN OR 2218/735

ROBERSON GARY B & CATHY
85116 DICK KING ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0008-0320

BUILDING CHARACTERISTICS

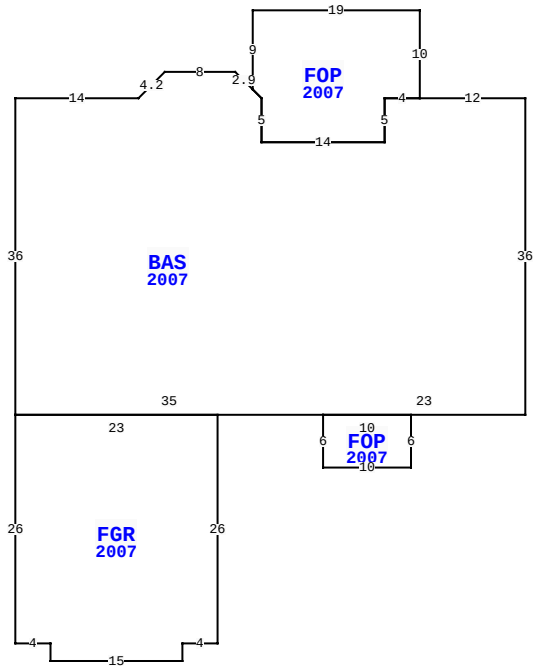
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
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	2,051	100	2007	2,051	230,755
FGR	628	55	2007	345	38,816
FOP	60	30	2007	18	2,025
FOP	260	30	2007	78	8,776
TOTALS	2,999			2,492	280,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,492	128.9472	128.95	321,343	2007	2007	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 1999 Heated Area: 2051 HX Base Yr 1999



85116 DICK KING RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,372
TOTAL MARKET OB/XF VALUE		76,882
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		442,254
SOH/AGL Deduction		186,966
ASSESSED VALUE		255,288
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,566
TOTAL JUST VALUE		442,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010054	ADDITION	20,000	06/30/2022
22007215	SWIM POOL	55,500	05/09/2022
M12110	MECH OTHER	0	10/01/2006
E18121	ELEC OTHER	2,000	09/01/2006
P11424	OTHER	0	08/01/2006
C18175	CO ISSUED	0	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2218/0735	8/10/2018	QC	U	I	11	103,000
GRANTOR: ROBERSON GARY E & CAT						
GRANTEE: ROBERSON GARY E & C						
0865/1615	2/04/1999	WD	U	I	07	100
GRANTOR: WEAVER ROBERT L JR &						
GRANTEE: ROBERSON GARY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 FOP=[YR=2007] N10 W19 S9 R1 D1 S5 E14 N5 E4$ W4 S5 W14 N5 U1 L1 L2 U2 W8 D3 L3 W14 S36
FGR=[YR=2007] S26 E4 S2 E15 N2 E4 N26 W23$ E35 FOP=[YR=2007] S6 E10 N6 W10$ E23 N36 $.

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	0812	CONCRETE C	0	100	0	0	3,122.00	SF	4.00	4.00	100	2007	2007	3	87	10,865	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
3	1127	BRICK 8"	0	100	0	0	40.00	SF	11.00	11.00	100	2007	2007	3	96	422	
4	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2008	2008	3	31	1,240	
5	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2008	2008	3	48	6,720	
6	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	10.00	100	2008	2008	3	31	620	
7	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2020	2020	3	86	3,096	
8	0866	POOL FIBER	0	100	27	10	270.00	SF	72.00	72.00	100	2022	2022	3	93	18,079	
9	0911	SCRN RM A	0	100	0	0	1,351.00	SF	17.50	17.50	100	2022	2022	3	93	21,988	
10	0855	CONC PAVER	0	100	0	0	1,081.00	SF	10.00	10.00	100	2022	2022	3	99	10,702	

TOTAL OB/XF 76,882

LAND DESCRIPTION

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 10/28/2022 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS