BLOCK 8 LOT 34
IN OR 724 PG 1048
LOFTON BLUFF #3 PB 4/108

JACKSON JAMES D
PO BOX 833
YULEE, FL 32041-0833

2025

43-2N-27-4622-0008-0340

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 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		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

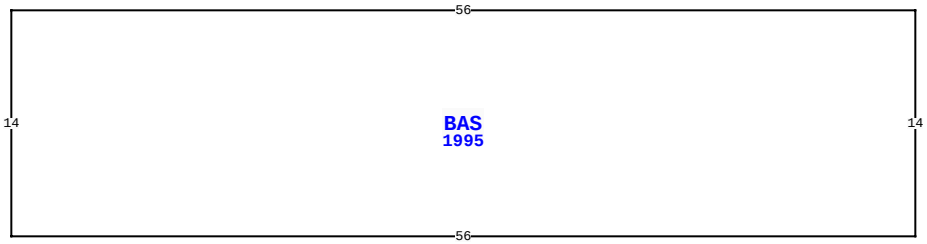
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1995	784	14,700
TOTALS	784			784	14,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	78.1200	62.50	49,000	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1996 Heated Area: 784 HX Base Yr 1996



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		14,700
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		99,700
SOH/AGL Deduction		68,757
ASSESSED VALUE		30,943
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,943
TOTAL JUST VALUE		99,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-836	MH MOVE-ON	0	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0724/1048	2/27/1995	WD	U	V		16,000
GRANTOR: SIMMONS JACQUELINE						
GRANTEE: JACKSON JAMES D						
0720/1750	12/29/1994	WD	U	V	10	8,000
GRANTOR: SHEFFIELD ETAL						
GRANTEE: SIMMONS JACQUELINE						

85174 DICK KING RD, YULEE

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

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=1995] W56 S14 E56 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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