BLOCK 8 LOT 39
L/E IN OR 1150/381
LOFTON BLUFF 3 PB 4/108

EZZELL JAMES LAMAR JR
85332 DICK KING ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0008-0390

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

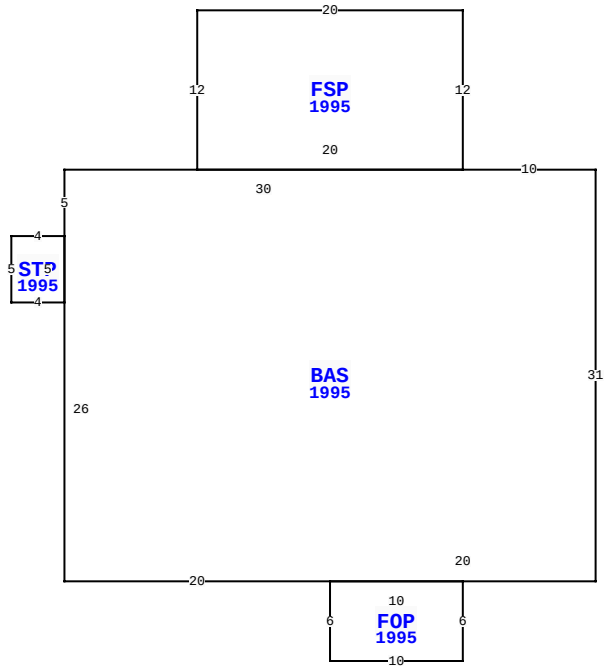
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,240	100	1995	1,240	111,364
FOP	60	30	1995	18	1,617
FSP	240	40	1995	96	8,622
STP	20	10	1995	2	180
TOTALS	1,560			1,356	121,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,356	105.0400	105.04	142,434	1995	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 1996 Heated Area: 1240 HX Base Yr 1996



85332 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		121,781
TOTAL MARKET OB/XF VALUE		22,644
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		229,425
SOH/AGL Deduction		116,222
ASSESSED VALUE		113,203
TOTAL EXEMPTION VALUE	HX HB DX WR	60,722
BASE TAXABLE VALUE		52,481
TOTAL JUST VALUE		229,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5140	GARAGE	14,538	09/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1150/0381	7/02/2003	QC	Q	I	06	100
GRANTOR: EZZELL J L SR & DORIS						
GRANTEE: EZZELL JAMES JR & E						
0716/1382	10/24/1994	WD	U	I	18	100
GRANTOR: EZZELL JAMES & DORIS						
GRANTEE: EZZELL JAMES LAMAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W10 FSP=[YR=1995] N12 W20 S12 E20$ W30 S5 STP=[YR=1995] W4 S5 E4 N5$ S26 E20 FOP=[YR=1995] S6 E10 N6 W10$ E20 N31$.

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	0940	SHEDS/PORT	0	100	12	36	432.00	SF	30.00	30.00	100	1985	1985	3	20	2,592	
2	0511	GARAGE CB-	0	100	24	36	864.00	SF	40.00	40.00	100	1989	1989	3	54.5	18,835	
3	0350	CARPORT WD	0	100	13	36	468.00	SF	13.00	13.00	100	1995	1995	3	20	1,217	

LAND DESCRIPTION

TOTAL OB/XF 22,644

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