BLOCK 8 LOT 40
IN OR 2081/1576
LOFTON BLUFF 3 PB 4/108

BAIRD SCOTT M & LEE A
85360 DICK KING RD
YULEE, FL 32097

**2025**

**43-2N-27-4622-0008-0400**

## 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 80 |
| Interior Floo | 09 | PINE WOOD 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD4 Adjustme | 04 | . 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

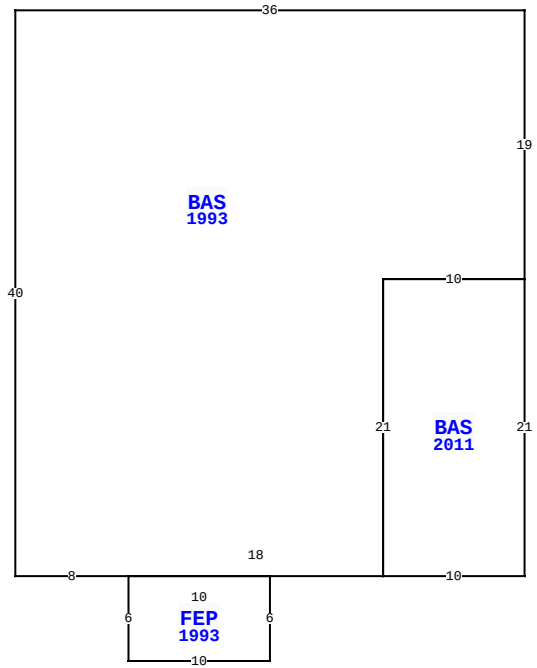
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4048.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,230 | 100 | 1993 | 1,230 | 81,999 |
| BAS | 210 | 100 | 2011 | 210 | 14,000 |
| FEP | 60 | 80 | 1993 | 48 | 3,200 |
| TOTALS | 1,500 | | | 1,488 | 99,198 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,488 | 80.3250 | 80.32 | 119,516 | 1950 | 1990 | 0 | 0 | 0 | 17.00 | 83.00 |

1 SINGLE FAM – 100% - 2017 Heated Area: 1440 HX Base Yr 2017




85360 DICK KING RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| 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 | | 99,198 |
| TOTAL MARKET OB/XF VALUE | | 828 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 185,026 |
| SOH/AGL Deduction | | 108,170 |
| ASSESSED VALUE | | 76,856 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 26,134 |
| TOTAL JUST VALUE | | 185,026 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 175,733 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1226721 | DEMOCPT | 300 | 12/01/2012 |
| MH013583 | MH MOVE-ON | 0 | 08/01/2001 |
| 9401312 | HOUSEMVING | 49,055 | 09/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2081/1576 | 11/01/2016 | WD | Q | I | 01 | 120,000 |
| GRANTOR: COMPTON SUE M | | | | | | |
| GRANTEE: BAIRD SCOTT M & LEE | | | | | | |
| 1781/0729 | 2/10/2012 | WD | U | I | 11 | 100 |
| GRANTOR: HUGHES SARA C | | | | | | |
| GRANTEE: COMPTON SUE M | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 184.00 | SF | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 45 | 828 | |

## BUILDING DIMENSIONS

BAS=[YR=1993] W36 S40 E8 FEP=[YR=1993] S6 E10 N6 W10$ E18
BAS=[YR=2011] E10 N21 W10 S21$ N21 E10 N19$.

## LAND DESCRIPTION

TOTAL OB/XF 828

| 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