

**DIXON LARRY W & LORI A**  
85438 DICK KING ROAD  
YULEE, FL 32097

# 2025



| BUILDING CHARACTERISTICS |  |    |                |  |                         |     |           |             |                | MARKET ADJUSTMENTS |      |      |      |      |                   |      |        |                   |              | NASSAU COUNTY PROPERTY |          |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|--------------------------|--|----|----------------|--|-------------------------|-----|-----------|-------------|----------------|--------------------|------|------|------|------|-------------------|------|--------|-------------------|--------------|------------------------|----------|--|--|--|-----------------|--|--|--|--|--|--|--|--|--|
| ELEMENT                  |  | CD | CONSTRUCTION   |  | TYPE                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW     | AYB  | EYB  | ECON | FNCT |                   | NORM | % COND | VALUATION SUMMARY |              |                        |          |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |  | 05 | AVERAGE 100    |  | 0820                    | 02  | 1,284     | 121.6000    | 97.28          | 124,908            | 1989 | 1989 |      |      | 0                 | 0    | 70.00  | 30.00             | VALUATION BY |                        | STANDARD |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Roof Structur            |  | 03 | GABLE/HIP 100  |  | 1 M/H 93- - 100% - 2010 |     |           |             |                |                    |      |      |      |      | Heated Area: 1200 |      |        |                   |              |                        |          |  |  |  | HX Base Yr 2010 |  |  |  |  |  |  |  |  |  |
| Roof Cover               |  | 12 | MODULAR MT 100 |  |                         |     |           |             |                |                    |      |      |      |      |                   |      |        |                   |              |                        |          |  |  |  |                 |  |  |  |  |  |  |  |  |  |