BLOCK 8 LOT 45
IN OR 1647/1905
LOFTON BLUFF 3 PB 4/108

MILLER DAVID WAYNE
85492 DICK KING RD
YULEE, FL 32097

2025

43-2N-27-4622-0008-0450

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

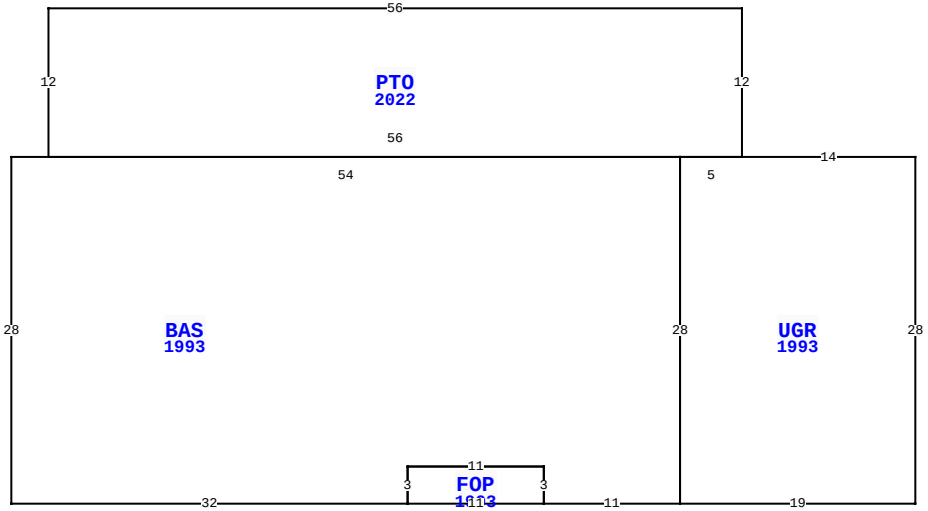
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	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	1,479	100	1993	1,479	134,175
FOP	33	30	1993	10	907
PTO	672	5	2022	34	3,084
UGR	532	45	1993	239	21,682
TOTALS	2,716			1,762	159,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,762	108.0000	108.00	190,296	1984	1989	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2010 Heated Area: 1479 HX Base Yr 2010



85492 DICK KING RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		184,142
TOTAL MARKET OB/XF VALUE		3,959
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		273,101
SOH/AGL Deduction		124,231
ASSESSED VALUE		148,870
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,148
TOTAL JUST VALUE		273,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700477	GARAGE	53,556	01/24/2017
V0000076	REMODEL	18,994	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1647/1905	10/30/2009	WD	Q	I	01	125,000
GRANTOR: MILLER NORA						
GRANTEE: MILLER DAVID WAYNE						
1208/0463	2/13/2004	WD	Q	I		155,000
GRANTOR: BOONE ROSEMARY LEA						
GRANTEE: MILLER NORA						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W14 PTO=[YR=2022] N12 W56 S12 E56$ W5
BAS=[YR=1993] W54 S28 E32 FOP=[YR=1993] E11 N3 W11 S3$N3 E11 S3 E11 N28$ S28 E19 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	2700	QUONSET LW	0	100	24	16	384.00	SF	12.00	12.00	100	2000	2000	3	44	2,028	
3	0851	PATIO STON	0	100	12	6	72.00	SF	0.75	0.75	100	1999	1999	3	75	41	

LAND DESCRIPTION

TOTAL OB/XF 3,959

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

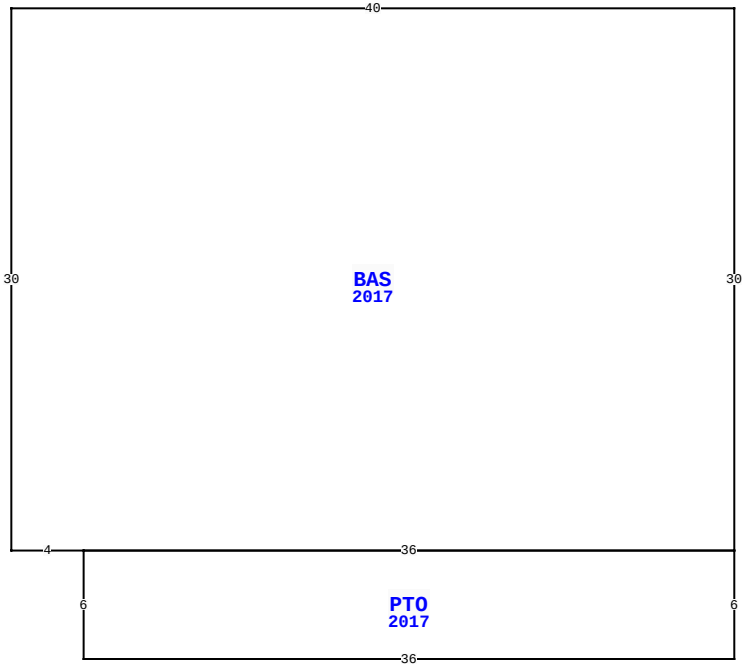
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,200	100	2017	1,200	24,072
PTO	216	5	2017	11	220
TOTALS	1,416			1,211	24,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,211	58.3000	21.57	26,121	2017	2017	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2010 Heated Area: 1200 HX Base Yr 2010



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1208/0463	2/13/2004	WD	Q	I		155,000
GRANTOR: BOONE ROSEMARY LEA						
GRANTEE: MILLER NORA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W40 S30E4 PTO=[YR=2017] S6 E36 N6 W36$ E36 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS