BLOCK 8 LOT 51 OR 2187/642
EX FPL ESMT OR 393 PG 161
LOFTON BLUFF 3 PB 4/108

DAVIS KYLE
85674 DICK KING ROAD
YULEE, FL 32097

**2025**

**43-2N-27-4622-0008-0510**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 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 | 06 | Quality Level 06 |

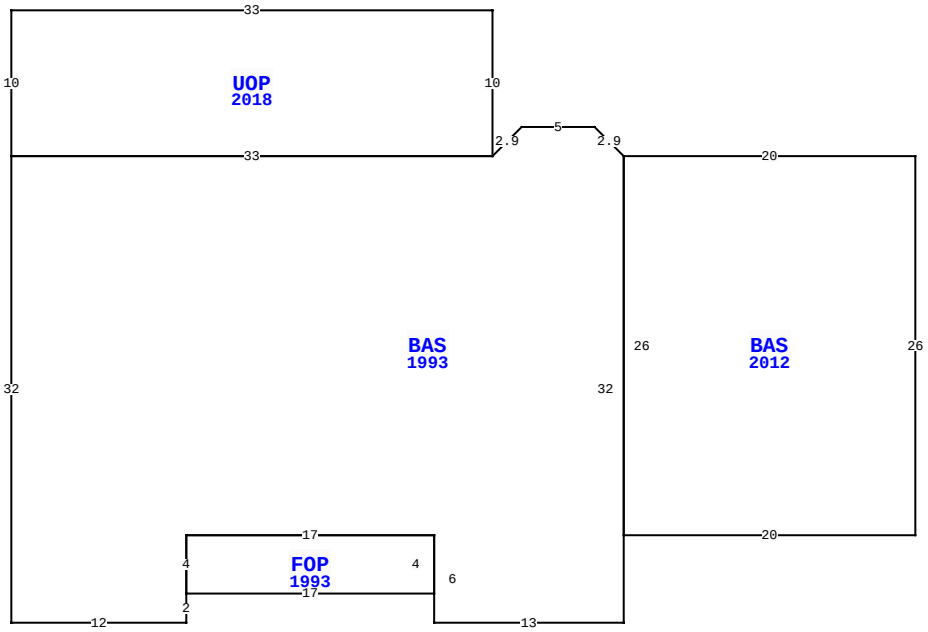
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,256 | 100 | 1993 | 1,256 | 131,095 |
| BAS | 520 | 100 | 2012 | 520 | 54,275 |
| FOP | 68 | 30 | 1993 | 20 | 2,087 |
| UOP | 330 | 20 | 2018 | 66 | 6,889 |
| TOTALS | 2,174 | | | 1,862 | 194,346 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,862 | 121.7160 | 121.72 | 226,643 | 1992 | 1995 | 0 | 0 | 0 | 14.25 | 85.75 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1776 HX Base Yr 2020




85674 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 | | 194,346 |
| TOTAL MARKET OB/XF VALUE | | 9,238 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 288,584 |
| SOH/AGL Deduction | | 92,138 |
| ASSESSED VALUE | | 196,446 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 145,724 |
| TOTAL JUST VALUE | | 288,584 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 275,187 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7976 | NEW CONSTR | 60,604 | 04/02/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2187/0642 | 3/30/2018 | WD | Q | I | 01 | 220,000 |
| GRANTOR: REYNOLDS WILLIAM H JR | | | | | | |
| GRANTEE: DAVIS KYLE | | | | | | |
| 0417/0435 | 4/01/1984 | WD | Q | V | | 9,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2012] W20 BAS=[YR=1993] L2 U2 W5 D2 L2
UOP=[YR=2018] N10 W33 S10 E33$ W33 S32 E12 N2 FOP=[YR=1993]
E17 N4 W17 S4$ N4 E17 S6 E13 N32$ S26E20 N26$.

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,060.00 | SF | 4.00 | 4.00 | 100 | 1992 | 1992 | 3 | 62 | 2,629 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1992 | 1992 | 3 | 70 | 2,450 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 140.00 | LF | 32.00 | 32.00 | 100 | 2015 | 2015 | 3 | 87 | 3,898 | |
| 4 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2015 | 2015 | 3 | 87 | 261 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,238

| 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 06/05/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS