BLOCK 8 LOT 53
LOFTON BLUFF 3 PB 4/108

GOMEZ JOSEPH
85736 DICK KING RD
YULEE, FL 32097

2025

43-2N-27-4622-0008-0530

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

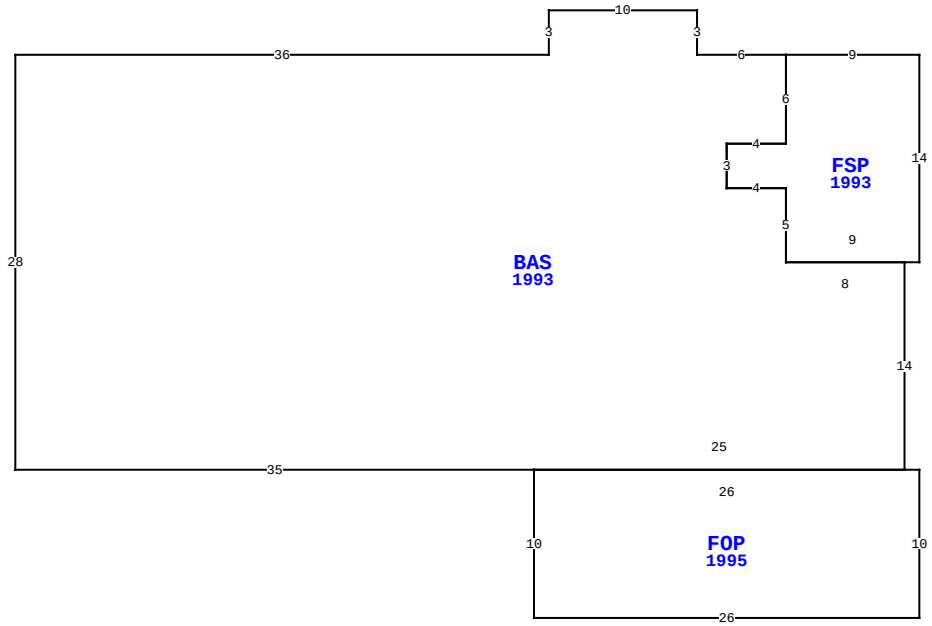
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Exterior Wall	25	MOD METAL 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,586	100	1993	1,586	102,154
FOP	260	30	1995	78	5,024
FSP	138	60	1993	83	5,346
TOTALS	1,984			1,747	112,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,747	125.8000	100.64	175,818	1984	2010	0	0	0	36.00	64.00

1 M/H 93- – 0% - 2025 Heated Area: 1586 HX Base Yr



85736 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	139,228
TOTAL MARKET OB/XF VALUE	11,220
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	235,448
SOH/AGL Deduction	0
ASSESSED VALUE	235,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,448
TOTAL JUST VALUE	235,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6171	XFOB	9,520	12/18/1989
6154	XFOB	13,600	12/06/1989
2627	H/AC	1,500	06/27/1988
2979	NEW CONSTR	500	03/30/1988
3382	ADDITION	2,750	05/20/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2752/1458	11/18/2024	WD	Q	I	01	286,000
GRANTOR: MOREHOUSE ELISA R						
GRANTEE: GOMEZ JOSEPH						
2354/1195	4/08/2020	WD	Q	I	01	170,000
GRANTOR: JONES WILLIAM S						
GRANTEE: MOREHOUSE KEITH A &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W9 BAS=[YR=1993] W6 N3 W10 S3 W36 S28 E35
FOP=[YR=1995] S10 E26 N10 W26$ E25 N14 W8 N5 W4 N3 E4 N6$ S6
W4 S3 E4 S5 E9 N14$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
2	0812	CONCRETE C	0	0	0	0	4,000.00	SF	4.00	4.00	100	1990	1990	3	57	9,120	

LAND DESCRIPTION

TOTAL OB/XF 11,220

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 10/04/2024 BY KWA 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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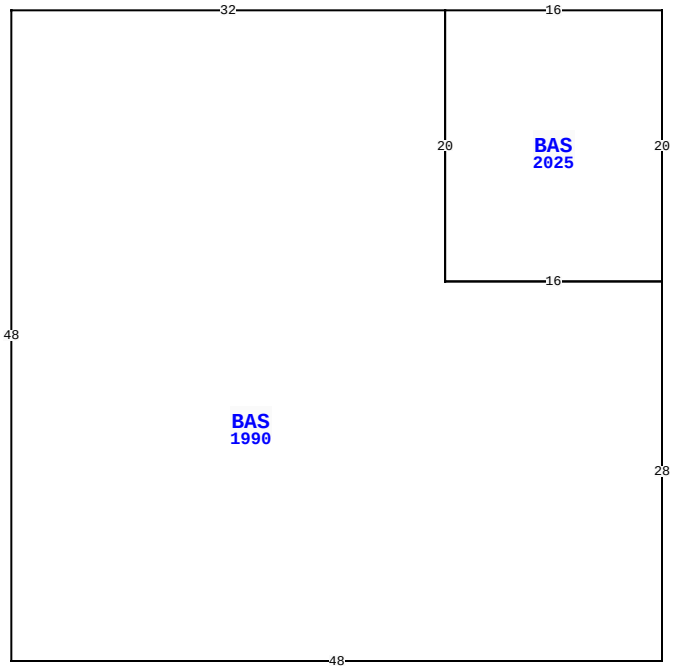
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 90
Interior Wall	05	DRYWALL 10
Interior Floo	03	CONC FINSH 90
Interior Floo	11	CLAY TILE 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
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	1,984	100	1990	1,984	22,995
BAS	320	100	2025	320	3,709
TOTALS	2,304			2,304	26,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,304	62.6612	23.18	53,407	1990	1990	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 2025 Heated Area: 2304 HX Base Yr



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INCOME VALUE	
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GRANTOR: MOREHOUSE ELISA R						
GRANTEE: GOMEZ JOSEPH						
2354/1195	4/08/2020	WD	Q	I	01	170,000
GRANTOR: JONES WILLIAM S						
GRANTEE: MOREHOUSE KEITH A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1990;ORIG=-16,20] N20 W32 S48 E48 N28 W16 $
BAS=[YR=2025;ORIG=-16,0] E16 S20 W16 N20 $
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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 10/04/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS