BLOCK 5 LOT 2
IN OR 938/829
R278134 & R278135

NISKY MICHAEL P
85788 DICK KING ROAD
YULEE, FL 32097

2026

43-2N-27-4621-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

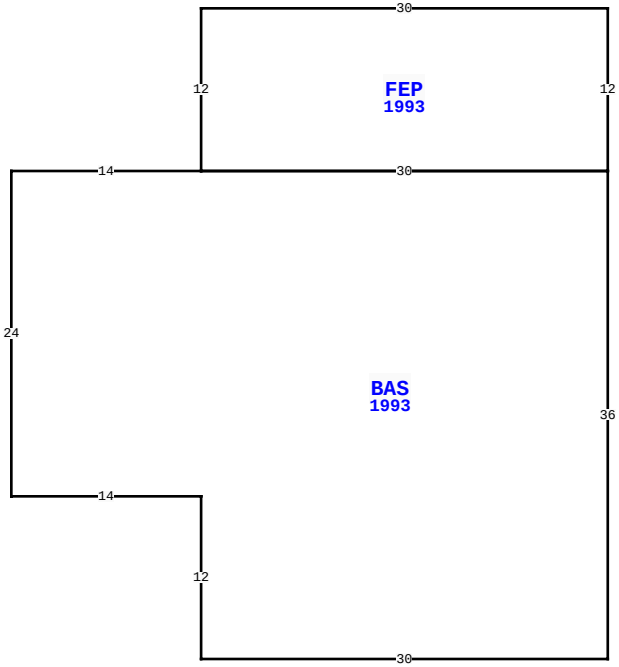
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,416	100	1993	1,416	35,458
FEP	360	85	1993	306	7,663
TOTALS	1,776			1,722	43,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,722	98.2000	83.47	143,735	1983	1983	0	0	0	70.00	30.00

1 M/H 93- 100% - 2001 Heated Area: 1722 HX Base Yr 2001



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

85788 DICK KING RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		43,120
TOTAL MARKET OB/XF VALUE		5,878
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		138,998
SOH/AGL Deduction		91,852
ASSESSED VALUE		47,146
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,146
TOTAL JUST VALUE		138,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,681

1983 SPIR __ R278134 & R278135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
015172	H/AC	0	07/01/2001
4085	ADDITION	16,133	05/12/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0938/0829	6/29/2000	WD	U	I		66,000
GRANTOR: THRIFT ALAN L & KARLA						
GRANTEE: NISKY MICHAEL P						
0709/0833	7/19/1994	WD	Q	I	01	23,000
GRANTOR: BURKETT SHERMAN & CAR						
GRANTEE: THRIFT ALAN & KARLA						

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	1987	1987	3	58	2,030	
3	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1987	1987	3	20	1,200	
4	0350	CARPORT WD	0	100	14	20	280.00	SF	13.00	13.00	100	1997	1997	3	20	728	
6	0351	CARPORT MT	0	100	20	16	320.00	SF	10.00	10.00	100	2024	2015		60	1,920	

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W30 S12 BAS=[YR=1993] W14 S24 E14 S12 E30 N36 W30 $ E30 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 5,878

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 02/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS