BLOCK 6 LOT 4
LOFTON BLUFF 2 PB 4/92 & 93

LOVETT PAUL BENJAMIN & LEAH K
85815 DICK KING ROAD
YULEE, FL 32097

2026

43-2N-27-4621-0006-0040

BUILDING CHARACTERISTICS

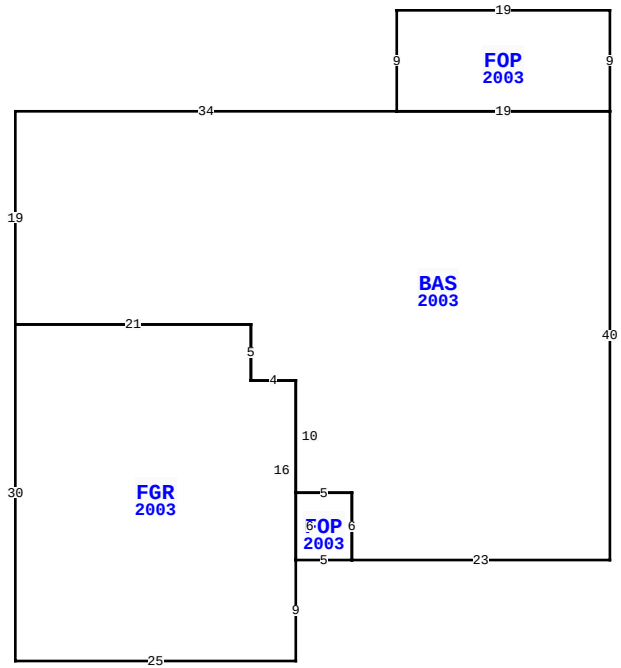
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,585	100	2003	1,585	175,836
FGR	730	55	2003	402	44,597
FOP	30	30	2003	9	999
FOP	171	30	2003	51	5,658
TOTALS	2,516			2,047	227,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,047	130.4380	136.96	280,357	2003	2003	0	0	0	19.00	81.00

2 SINGLE FAM 100% - 2020 Heated Area: 1585 HX Base Yr 2020



85815 DICK KING RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,089
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		317,089
SOH/AGL Deduction		130,694
ASSESSED VALUE		186,395
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		134,984
TOTAL JUST VALUE		317,089
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210405	NEW CONSTR	132,179	10/01/2002
9615769	MH MOVE-ON	0	12/01/1996
8583	MH MOVE-ON	4,000	06/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2297/0377	8/09/2019	WD	Q	I	01	240,000
GRANTOR: POPWELL JOHN W JR & L						
GRANTEE: LOVETT PAUL BENJAMI						
1033/1965	1/31/2002	WD	Q	I		35,000
GRANTOR: FAIR CRAWFORD L & BON						
GRANTEE: POWELL JOHN W JR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W19 S9 BAS=[YR=2003] W34 S19 FGR=[YR=2003] S30 E25 N9 FOP=[YR=2003] E5 N6 W5 S6$ N16 W4 N5 W21$ E21 S5 E4 S10 E5 S6 E23 N40 W19$ E19 N9$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS