BLOCK 7 LOT 14
IN OR 764/163
LOFTON BLUFF 3 PB 4/108

MAY ROBERT J JR & CYNTHIA D
85531 DICK KING ROAD
YULEE, FL 32097

2026

43-2N-27-4622-0007-0140

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	12	HARDWOOD 90
Interior Floo	14	CARPET 10
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
Quality	03	Quality Level 03

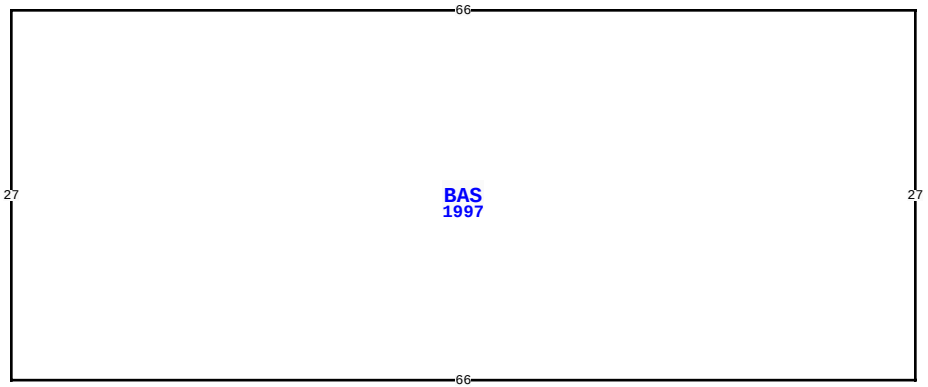
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1997	1,782	55,043
TOTALS	1,782			1,782	55,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	114.4000	102.96	183,475	1997	1997	0	0	0	70.00	30.00

1 M/H 94+ 100% - 1998 Heated Area: 1782 HX Base Yr 1998



85531 DICK KING RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		55,042
TOTAL MARKET OB/XF VALUE		4,765
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		149,807
SOH/AGL Deduction		78,649
ASSESSED VALUE		71,158
TOTAL EXEMPTION VALUE	HX HB	46,158
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		149,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0764/0163	6/28/1996	WD	Q	V		18,500
GRANTOR: MILLER HAROLD NEIL						
GRANTEE: MAY ROBERT J JR & C						
0383/0558	4/01/1983	WD	Q	V		8,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W66 S27 E66 N27$.

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	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1998	1998	3	20	1,200	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
3	1242	WD DECK A	0	100	19	16	304.00	SF	10.00	10.00	100	1998	1998	3	20	608	
4	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1998	1998	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 4,765

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