BLOCK 7 LOT 17
IN OR 2128/870
LOFTON BLUFF #3 PB 4/108

LEWIS BRUCE H
85441 DICK KING ROAD
YULEE, FL 32097

2026

43-2N-27-4622-0007-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

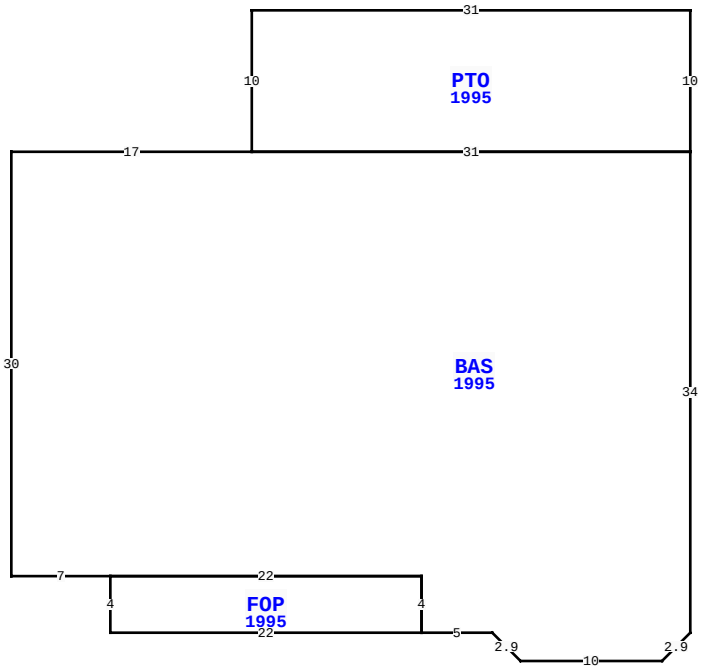
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,540	100	1995	1,540	189,366
FOP	88	30	1995	26	3,197
PTO	310	5	1995	16	1,968
TOTALS	1,938			1,582	194,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,582	125.9250	132.22	209,172	1995	2010	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2018 Heated Area: 1540 HX Base Yr 2018



85441 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		194,530
TOTAL MARKET OB/XF VALUE		9,166
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		293,696
SOH/AGL Deduction		103,587
ASSESSED VALUE		190,109
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		138,698
TOTAL JUST VALUE		293,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 02574	XFOB	11,424	03/04/1996
7227	MH MOVE-ON	21,841	04/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/0870	6/20/2017	WD	Q	I	01	193,000
GRANTOR: GREENE L MACHELLE C &						
GRANTEE: LEWIS BRUCE H						
1302/1439	3/17/2005	QC	Q	I	01	100
GRANTOR: GREENE MARK T						
GRANTEE: GREENE L MACHELLE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1995] W31 S10 BAS=[YR=1995] W17 S30 E7 FOP=[YR=1995] S4 E22 N4 W22$ E22 S4 E5 R2 D2 E10 U2 R2 N34 W31 $ E31 N10 $.

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	1995	1995	3	74	2,590	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1995	1995	3	20	1,152	
3	0681	POLE SHED	0	100	11	16	176.00	SF	15.00	15.00	100	1995	1995	3	20	528	
4	0681	POLE SHED	0	100	8	8	64.00	SF	15.00	15.00	100	1995	1995	3	20	192	
5	0510	GARAGE WD-	0	100	24	28	672.00	SF	35.00	35.00	100	1996	1996	3	20	4,704	

LAND DESCRIPTION

TOTAL OB/XF 9,166

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