BLOCK 7 LOT 23 OR 582/1047
LOFTON BLUFF 3 PB 4/108

CASSIDY ROGER LANE
85277 DICK KING ROAD
YULEE, FL 32097

**2026**

**43-2N-27-4622-0007-0230**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

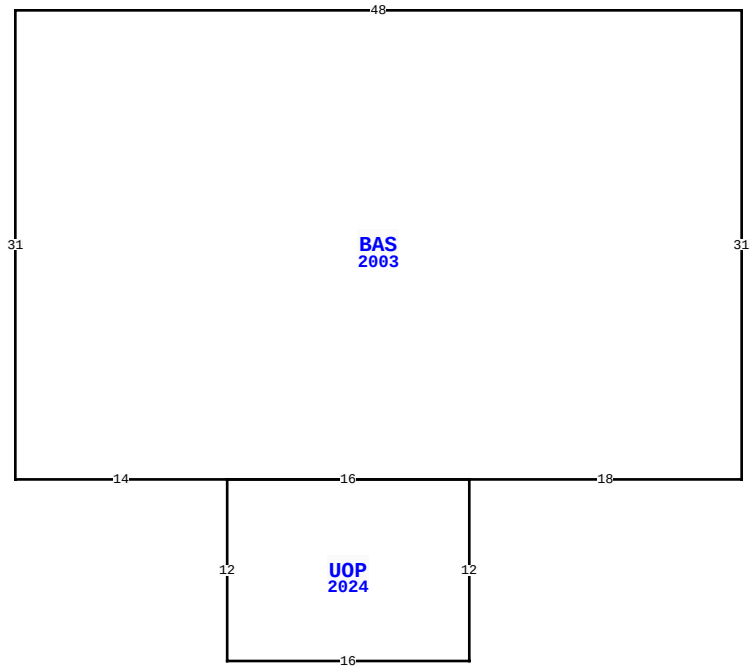
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,488 | 100 | 2003 | 1,488 | 80,481 |
| UOP | 192 | 25 | 2024 | 48 | 2,596 |
| TOTALS | 1,680 | | | 1,536 | 83,076 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,536 | 125.2000 | 112.68 | 173,076 | 2003 | 2003 | 0 | 0 | 0 | 52.00 | 48.00 |

1 M/H 94+ 100% - 0 Heated Area: 1488 HX Base Yr 1992




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

85277 DICK KING RD, YULEE

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 106,476 |
| TOTAL MARKET OB/XF VALUE | | 2,975 |
| TOTAL LAND VALUE - MARKET | | 90,000 |
| TOTAL MARKET VALUE | | 199,451 |
| SOH/AGL Deduction | | 86,108 |
| ASSESSED VALUE | | 113,343 |
| TOTAL EXEMPTION VALUE | SX HX HB | 101,411 |
| BASE TAXABLE VALUE | | 11,932 |
| TOTAL JUST VALUE | | 199,451 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 200,225 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH034101 | MH MOVE-ON | 0 | 04/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0582/1047 | 11/02/1989 | WD | U | I | 07 | 100 |
| GRANTOR: ROBERTSON DALE & S A | | | | | | |
| GRANTEE: CASSIDY ROGER LANE | | | | | | |
| 0575/1273 | 8/02/1989 | WD | Q | I | | 31,300 |
| GRANTOR: ROBERTSON DALE & S A | | | | | | |
| GRANTEE: CASSIDY ROGER LANE | | | | | | |

## BUILDING NOTES

## 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 | 2003 | 2003 | 3 | 85 | 2,975 | |

## BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W48 S31 E14 E16 E18 N31 $
UOP=[YR=2024;ORIG=-18,31] W16 S12 E16 N12 $
.

## LAND DESCRIPTION

TOTAL OB/XF 2,975

| 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 02/27/2024 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

BLOCK 7 LOT 23 OR 582/1047
LOFTON BLUFF 3 PB 4/108

CASSIDY ROGER LANE
85277 DICK KING ROAD
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**2026**

**43-2N-27-4622-0007-0230**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Quality | 06 | Quality Level 06 |

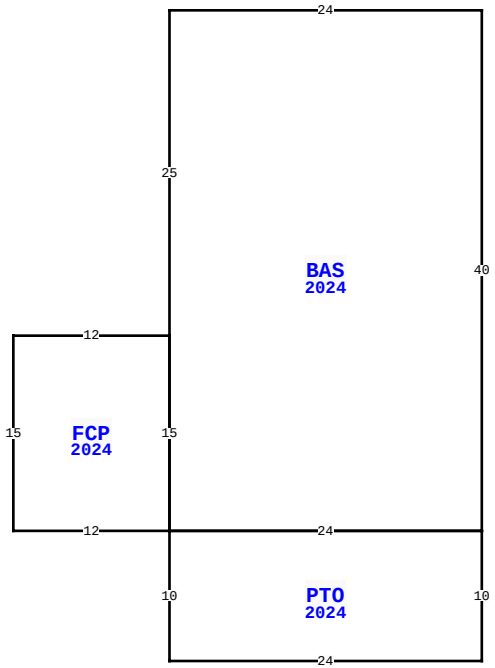
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 960 | 100 | 2024 | 960 | 22,088 |
| FCP | 180 | 25 | 2024 | 45 | 1,036 |
| PTO | 240 | 5 | 2024 | 12 | 276 |
| TOTALS | 1,380 | | | 1,017 | 23,400 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,017 | 62.1000 | 24.22 | 24,632 | 2020 | 2020 | 0 | 0 | 0 | 5.00 | 95.00 |

2 GARAGE RES 100% - 2024 Heated Area: 960 HX Base Yr 1992




85277 DICK KING RD, YULEE

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

## VALUATION SUMMARY

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|---|---|---|
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| TOTAL MARKET OB/XF VALUE | | 2,975 |
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| TOTAL MARKET VALUE | | 199,451 |
| SOH/AGL Deduction | | 86,108 |
| ASSESSED VALUE | | 113,343 |
| TOTAL EXEMPTION VALUE | SX HX HB | 101,411 |
| BASE TAXABLE VALUE | | 11,932 |
| TOTAL JUST VALUE | | 199,451 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 200,225 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

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|---|---|---|---|---|---|---|
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| GRANTOR: ROBERTSON DALE & S A | | | | | | |
| GRANTEE: CASSIDY ROGER LANE | | | | | | |
| 0575/1273 | 8/02/1989 | WD | Q | I | | 31,300 |
| GRANTOR: ROBERTSON DALE & S A | | | | | | |
| GRANTEE: CASSIDY ROGER LANE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=56,10] E24 S40 W24 N15 N25 $
PTO=[YR=2024;ORIG=56,50] E24 S10 W24 N10 $
FCP=[YR=2024;ORIG=56,50] W12 N15 E12 S15 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 02/27/2024 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS