

BLOCK 7 LOT 30
IN OR 539 PG 1105
LOFTON BLUFF 3 PB 4/108

SOFGE JAMES K
85075 DICK KING ROAD
YULEE, FL 32097

2026

43-2N-27-4622-0007-0300



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,344	100	1993	1,344	39,824
UCP	720	20	1999	144	4,267
UOP	160	25	1993	40	1,185

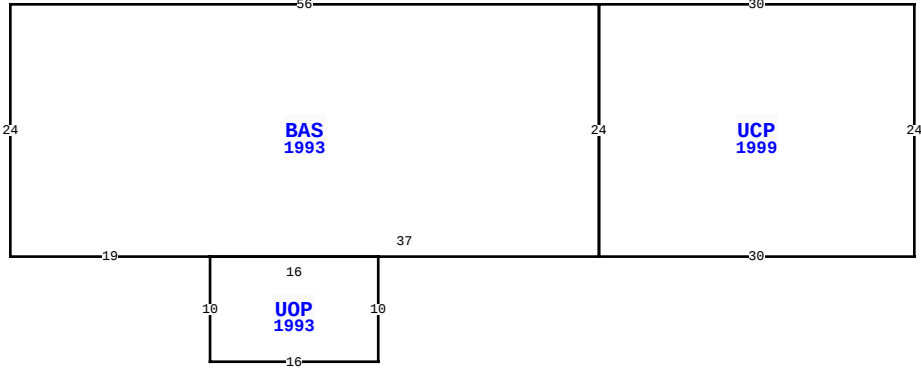
TOTALS	2,224			1,528	45,276
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0510	GARAGE WD-	0	100	24	22	528.00	SF	35.00
3	0681	POLE SHED	0	100	10	22	220.00	SF	15.00
5	0351	CARPORT MT	0	100	46	18	828.00	SF	10.00
6	0351	CARPORT MT	0	100	24	18	432.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,528	116.2000	98.77	150,921	1986	1986	0	0	70.00	30.00
1 M/H 93- 100% - 0 Heated Area: 1344 HX Base Yr 1985											



85075 DICK KING RD, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/11/2026 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		45,276	
TOTAL MARKET OB/XF VALUE		14,618	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		149,894	
SOH/AGL Deduction		92,954	
ASSESSED VALUE		56,940	
TOTAL EXEMPTION VALUE		HX HB WR	36,940
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		149,894	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		145,149	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3366	GARAGE	5,836	01/01/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0539/1105	3/31/1988	WD	U	I	07	100	
GRANTOR: CORRECTIVE DEED							
GRANTEE:							
0385/0706	5/01/1983	WD	Q	V		8,900	
GRANTOR:							
GRANTEE:							

BUILDING NOTES							
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BUILDING DIMENSIONS							
UCP=[YR=1999] W30 BAS=[YR=1993] W56 S24 E19 UOP=[YR=1993] S10 E16 N10 W16\$ E37 N24\$ S24E30 N24\$.							

TOTAL OB/XF									
14,618									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000

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