BLOCK 7 LOT 31
IN OR 1980/1085
2016 CMHM SW/MH

COOK DAVID E JR/COOK CATHERINE
85047 DICK KING RD
YULEE, FL 32097

2026

43-2N-27-4622-0007-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

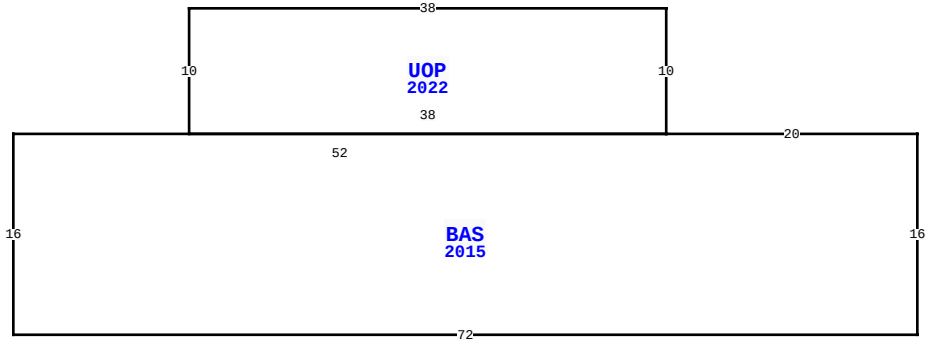
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2015	1,152	96,240
UOP	380	25	2022	95	7,937
TOTALS	1,532			1,247	104,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,247	128.9200	116.03	144,689	2015	2015	0	0	0	28.00	72.00

2 M/H 94+ 100% - 2016 Heated Area: 1152 HX Base Yr 2016



85047 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		104,176
TOTAL MARKET OB/XF VALUE		6,300
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		200,476
SOH/AGL Deduction		97,181
ASSESSED VALUE		103,295
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		51,884
TOTAL JUST VALUE		200,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155698	CO ISSUED	0	02/10/2016
MH155698	MH MOVE-ON	0	11/23/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1980/1085	5/18/2015	QC	U	I	11	100
GRANTOR: COOK DAVID E SR & CAT						
GRANTEE: COOK DAVID E JR ET						
0596/0937	5/08/1990	WD	U	I	10	8,900
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: COOK DAVID SR & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W20 UOP=[YR=2022] N10 W38 S10 E38$W52 S16 E72 N16$.

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	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	1990	1990	3	20	6,300	

LAND DESCRIPTION

TOTAL OB/XF 6,300

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS