BLOCK 8 LOT 30
IN OR 1361/1021
R621431 & R621432

ADAMS CLAYTON P
85056 DICK KING ROAD
YULEE, FL 32097

2026

43-2N-27-4622-0008-0300

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

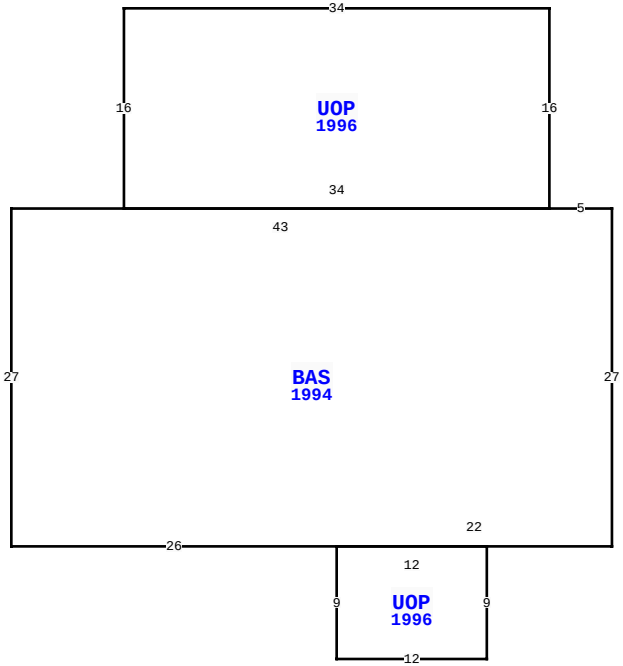
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,296	100	1994	1,296	43,250
UOP	108	25	1996	27	901
UOP	544	25	1996	136	4,539
TOTALS	1,948			1,459	48,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,459	123.6000	111.24	162,299	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ 100% - 2006 Heated Area: 1296 HX Base Yr 2006



85056 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		48,690
TOTAL MARKET OB/XF VALUE		5,798
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		144,488
SOH/AGL Deduction		81,177
ASSESSED VALUE		63,311
TOTAL EXEMPTION VALUE	HX HB	38,311
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		144,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 3227	XFOB	5,542	08/02/1996
94-370	MH MOVE-ON	34,000	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1361/1021	10/25/2005	WD	U	I	07	100
GRANTOR: SHARPE SEIBERT S & PA						
GRANTEE: ADAMS CLAYTON P						
1305/0942	3/29/2005	WD	Q	I		97,500
GRANTOR: SHARPE SEIBERT S & PA						
GRANTEE: ADAMS CLAYTON P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W5 UOP=[YR=1996] N16 W34 S16 E34$ W43 S27 E26
UOP=[YR=1996] S9 E12 N9 W12$ E22 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	16	10	160.00	SF	30.00	30.00	100	1994	1994	3	20	960	
2	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	2006	2006	3	36	4,838	

LAND DESCRIPTION

TOTAL OB/XF 5,798

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