BLOCK 8 LOT 31
LOFTON BLUFF #3 PB 4/108

MORRIS CARL W REVOCABLE TRUST/MORRIS CARL W TRUSTE
85080 DICK KING ROAD
YULEE, FL 32097-4593

2026

43-2N-27-4622-0008-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

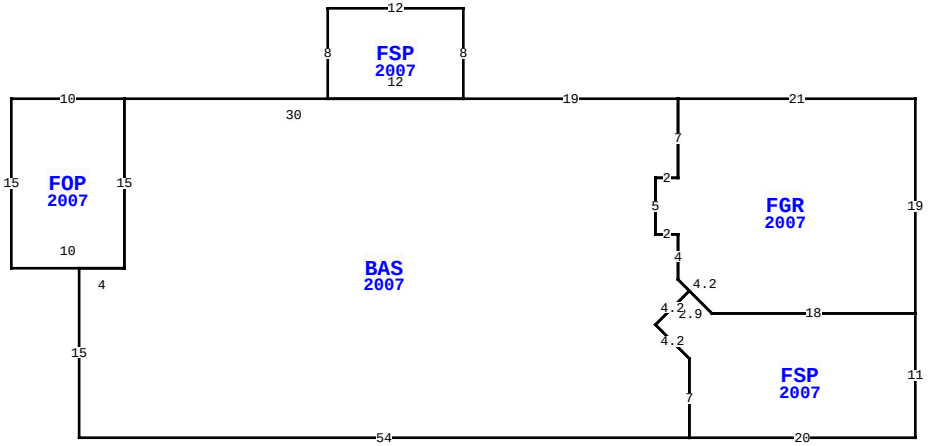
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,525	100	2007	1,525	168,994
FGR	405	55	2007	223	24,712
FOP	150	30	2007	45	4,987
FSP	96	40	2007	38	4,211
FSP	231	40	2007	92	10,195
TOTALS	2,407			1,923	213,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,923	115.3460	121.11	232,895	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2008 Heated Area: 1525 HX Base Yr 2008



85080 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		225,515
TOTAL MARKET OB/XF VALUE		8,404
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		323,919
SOH/AGL Deduction		160,168
ASSESSED VALUE		163,751
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		112,340
TOTAL JUST VALUE		323,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20010	ELEC OTHER	2,000	09/01/2007
M13315	MECH OTHER	0	09/01/2007
P12695	OTHER	0	09/01/2007
C20461	CO ISSUED	0	08/01/2007
C20461	CO ISSUED	0	08/01/2007
R10677	REPAIR/RRF	3,000	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/0224	12/10/2021	QC	U	I	11	100
GRANTOR: MORRIS CARL W						
GRANTEE: MORRIS CARL W REVOC						
2513/0782	11/08/2021	QC	U	I	11	100
GRANTOR: MORRIS CARL W						
GRANTEE: MORRIS CARL W REVOC						

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
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	
5	0752	USP	0	100	24	8	192.00	SF	15.00	15.00	100	2007	2007	3	40	1,152	
6	0510	GARAGE WD-	0	100	24	12	288.00	SF	35.00	35.00	100	2007	2007	3	40	4,032	
7	0752	USP	0	100	24	10	240.00	SF	15.00	15.00	100	2007	2007	3	40	1,440	

BUILDING DIMENSIONS

FGR=[YR=2007] W21 BAS=[YR=2007] W19 FSP=[YR=2007] N8 W12 S8 E12$ W30 FOP=[YR=2007] W10 S15 E10 N15$ S15 W4 S15 E54 FSP=[YR=2007] E20 N11 W18 U2 L2 L3 D3 D3 R3 S7$ N7 L3 U3 U3 R3 U1 L1 N4 W2 N5 E2 N7$ S7 W2 S5 E2 S4 R3 D3 E18 N19$.

LAND DESCRIPTION

TOTAL OB/XF 8,404

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

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

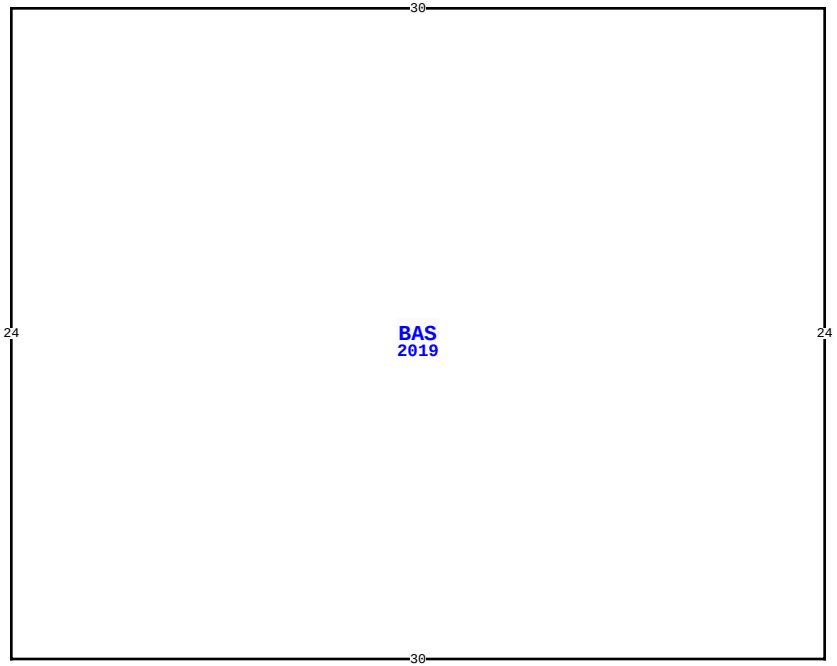
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2019	720	12,416
TOTALS	720			720	12,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	58.1900	22.69	16,337	2008	2008	0	0	0	24.00	76.00

2 GARAGE RES 100% - 2008 Heated Area: 720 HX Base Yr 2008



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TOTAL JUST VALUE		323,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20461	NEW CONSTR	139,194	08/01/2007
M13156	MECH OTHER	0	07/01/2007
P12584	OTHER	0	07/01/2007
MH003019	MH MOVE-ON	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/0224	12/10/2021	QC	U	I	11	100
GRANTOR: MORRIS CARL W						
GRANTEE: MORRIS CARL W REVOC						
2513/0782	11/08/2021	QC	U	I	11	100
GRANTOR: MORRIS CARL W						
GRANTEE: MORRIS CARL W REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S24 E30 N24$.

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 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