BLOCK 8 LOT 33
IN OR 1944/1127
LOFTON BLUFF 3 PB 4/108

SHERROUSE HELEN M
85146 DICK KING
YULEE, FL 32097

2026

43-2N-27-4622-0008-0330

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

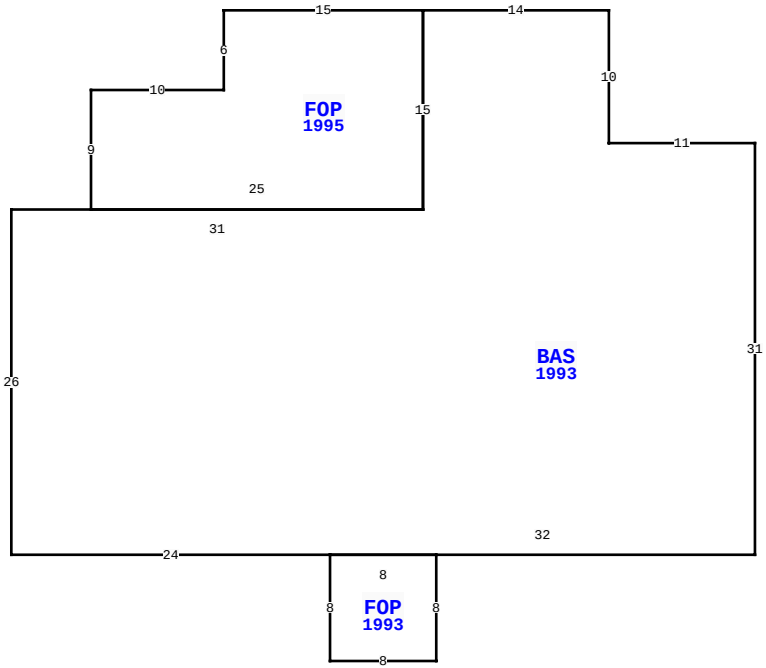
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,721	100	1993	1,721	53,891
FOP	64	30	1993	19	595
FOP	315	30	1995	94	2,944
TOTALS	2,100			1,834	57,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,834	122.8000	104.38	191,433	1984	1994	0	0	0	70.00	30.00

1 M/H 93- 100% - 2015 Heated Area: 1721 HX Base Yr 2015



BLD DATE	02/27/2008 KK	LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

85146 DICK KING RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		57,430
TOTAL MARKET OB/XF VALUE		8,607
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		156,037
SOH/AGL Deduction		82,590
ASSESSED VALUE		73,447
TOTAL EXEMPTION VALUE	HX HB SX	73,447
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		156,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7103	ADDITION	8,900	03/20/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2065/0264	8/16/2016	FJ	U	I	11	0
GRANTOR: MURPHY VIRGINIA M EST						
GRANTEE: SHERROUSE HELEN M						
1944/1127	10/24/2014	QC	U	I	11	100
GRANTOR: SHERROUSE HELEN M						
GRANTEE: SHERROUSE ARON W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N10 W14 FOP=[YR=1995] W15 S6 W10 S9 E25 N15$ S15 W31 S26 E24 FOP=[YR=1993] S8 E8 N8 W8$ E32 N31$.

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	20	10	200.00	SF	30.00	30.00	100	2000	2000	3	20	1,200	
2	0350	CARPORT WD	0	100	18	20	360.00	SF	13.00	13.00	100	1986	1986	3	20	936	
3	0820	WOOD WALK	0	100	30	3	90.00	SF	11.75	11.75	100	2007	2007	3	40	423	
6	0510	GARAGE WD-	0	100	18	20	360.00	SF	35.00	35.00	100	2009	2009	3	48	6,048	

LAND DESCRIPTION

TOTAL OB/XF 8,607

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