BLOCK 8 LOTS 36 37 & 38
LOFTON BLUFF 3 PBK 4/108

ETHIER WILLIAM A & SANDRA L
85230 DICK KING ROAD
YULEE, FL 32097

2026

43-2N-27-4622-0008-0360

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

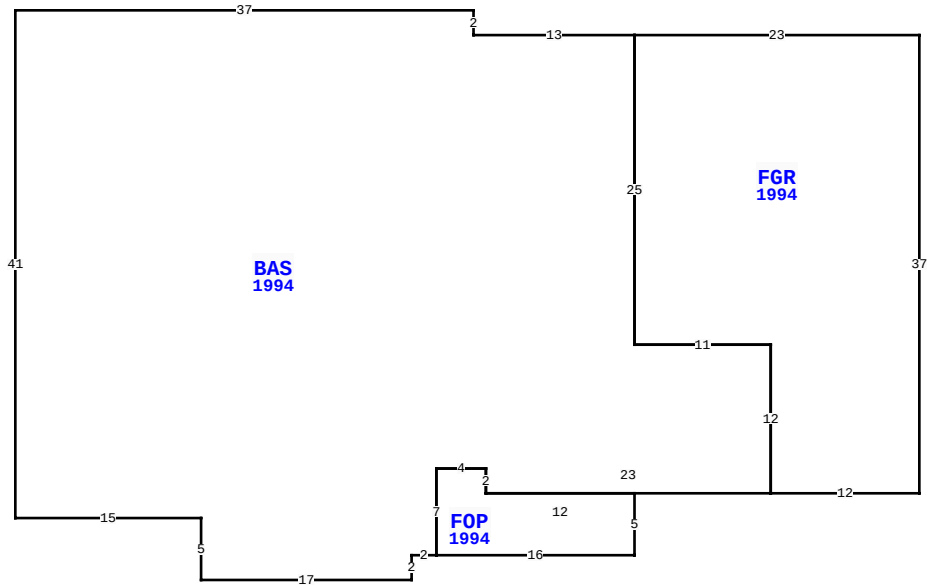
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,207	100	1994	2,207	202,358
FGR	719	55	1994	395	36,218
FOP	88	30	1994	26	2,384
TOTALS	3,014			2,628	240,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,628	108.4800	113.90	299,329	1994	1999	0	0	0	19.50	80.50

1 SINGLE FAM 100% - 2026 Heated Area: 2207 HX Base Yr



85230 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		240,960
TOTAL MARKET OB/XF VALUE		30,881
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		541,841
SOH/AGL Deduction		0
ASSESSED VALUE		541,841
TOTAL EXEMPTION VALUE	13	541,841
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		541,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
029867	GARAGE	19,008	06/01/2002
M025695	H/AC	0	01/01/2002
B029252	FOUNDATION	2,000	01/01/2002
MH023743	MH MOVE-ON	0	01/01/2002
95-01815	GARAGE	31,824	04/01/1995
4453	H/AC	1,500	12/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2344/0822	3/02/2020	WD	U	I	11	100
GRANTOR: ETHIER ROLAND & DOROT						
GRANTEE: ETHIER WILLIAM & SA						
0378/0142	1/27/1983	WD	Q	V		8,800
GRANTOR: PHILIPS ELISE ET AL						
GRANTEE: ETHIER WILLIAM A &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W23 BAS=[YR=1994] W13 N2 W37 S41 E15 S5 E17 N2 E2 FOP=[YR=1994] E16 N5 W12 N2 W4 S7$ N7 E4S2 E23 N12 W11 N25$ S25 E11 S12 E12 N37$.

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	0681	POLE SHED	0	100	20	19	380.00	SF	15.00	15.00	100	1990	1990	3	20	1,140	
5	0510	GARAGE WD-	0	100	0	0	1,728.00	SF	35.00	35.00	100	1996	1996	3	20	12,096	
6	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2002	2002	3	28	5,645	
7	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000	
8	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 30,881

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	2.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	180,000							
2	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: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/09/2026 BY SYS