BLOCK 8 LOT 40
IN OR 2081/1576
LOFTON BLUFF 3 PB 4/108

BAIRD SCOTT M & LEE A
85360 DICK KING RD
YULEE, FL 32097

2026

43-2N-27-4622-0008-0400

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

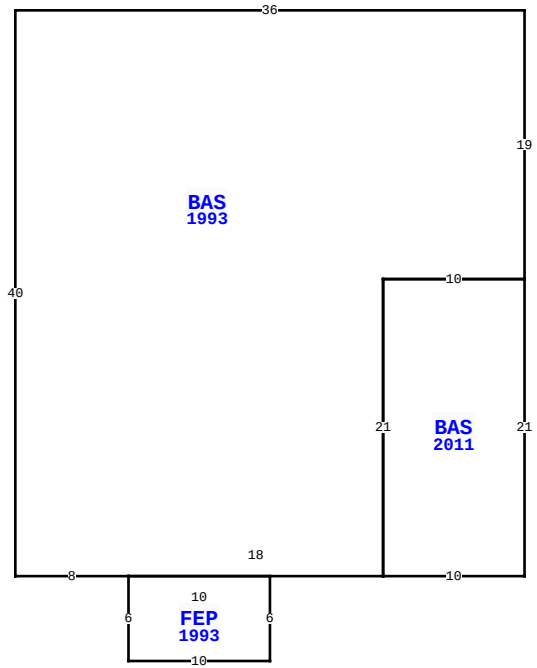
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,230	100	1993	1,230	108,406
BAS	210	100	2011	210	18,508
FEP	60	80	1993	48	4,231
TOTALS	1,500			1,488	131,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,488	101.7450	106.83	158,963	1950	1990	0	0	0	17.50	82.50

1 SINGLE FAM 100% - 2017 Heated Area: 1440 HX Base Yr 2017



85360 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		131,144
TOTAL MARKET OB/XF VALUE		736
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		221,880
SOH/AGL Deduction		142,949
ASSESSED VALUE		78,931
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		27,520
TOTAL JUST VALUE		221,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226721	DEMOCPT	300	12/01/2012
MH013583	MH MOVE-ON	0	08/01/2001
9401312	HOUSEMVING	49,055	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2081/1576	11/01/2016	WD	Q	I	01	120,000
GRANTOR: COMPTON SUE M						
GRANTEE: BAIRD SCOTT M & LEE						
1781/0729	2/10/2012	WD	U	I	11	100
GRANTOR: HUGHES SARA C						
GRANTEE: COMPTON SUE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S40 E8 FEP=[YR=1993] S6 E10 N6 W10$ E18
BAS=[YR=2011] E10 N21 W10 S21$ N21 E10 N19$.

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	1242	WD DECK A	0	100	0	0	184.00	SF	10.00	10.00	100	2011	2011	3	40	736	

LAND DESCRIPTION

TOTAL OB/XF 736

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