BLOCK 8 LOT 41
IN OR 1313/1537
R583346 & R583347

SHEARIN LINDA
85390 DICK KING ROAD
YULEE, FL 32097

2026

43-2N-27-4622-0008-0410

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

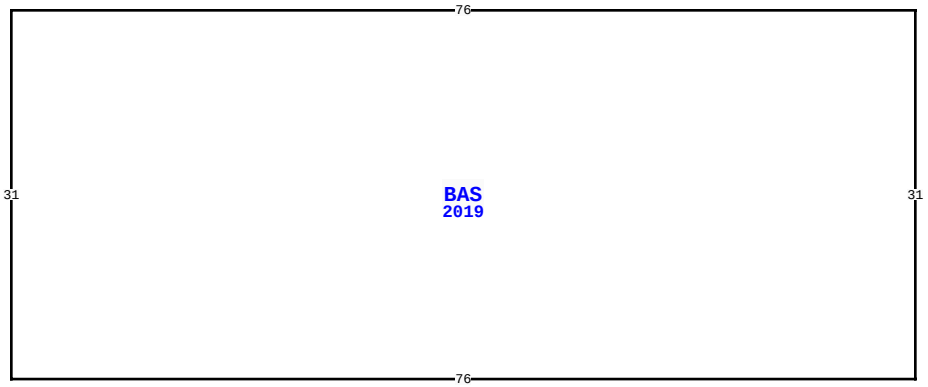
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2019	2,356	219,843
TOTALS	2,356			2,356	219,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	115.2000	103.68	244,270	2019	2019	0	0	0	10.00	90.00

1 M/H 94+ 100% - 2006 Heated Area: 2356 HX Base Yr 2006



85390 DICK KING RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		219,843
TOTAL MARKET OB/XF VALUE		21,070
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		330,913
SOH/AGL Deduction		137,687
ASSESSED VALUE		193,226
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		141,815
TOTAL JUST VALUE		330,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007396	24X25 STL BLD	35,086	07/11/2019
19002658	MH MOVE-ON	0	03/18/2019
B0007073	ADDITION	4,750	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1313/1537	5/02/2005	QC	Q	I	01	47,300
GRANTOR: SHEARIN DONALD K						
GRANTEE: SHEARIN LINDA						
0610/0109	10/18/1990	QC	Q	I	01	100
GRANTOR: SHEARIN ELIZABETH						
GRANTEE: SHEARIN DONALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S31 E76 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0510	GARAGE WD-	0	100	24	25	600.00	SF	35.00	35.00	100	2019	2019	3	84	17,640	

LAND DESCRIPTION

TOTAL OB/XF 21,070

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