BLOCK 8 LOT 42
LOFTON BLUFF 3 PB 4/108

PARKER WALTER LEE & RACHAEL LEA
85414 DICK KING ROAD
YULEE, FL 32097

2026

43-2N-27-4622-0008-0420

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		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

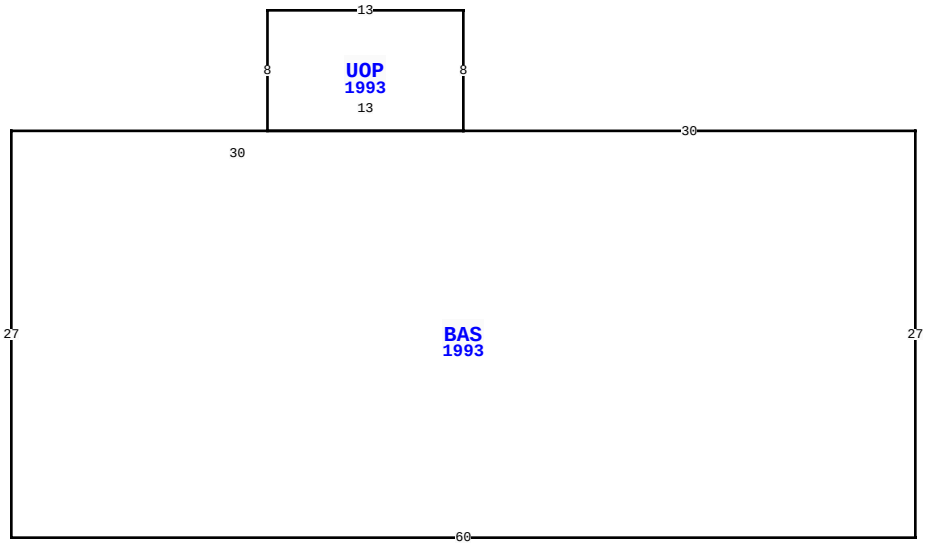
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	48,746
UOP	104	25	1993	26	782
TOTALS	1,724			1,646	49,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,646	118.0000	100.30	165,094	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 100% - 2025 Heated Area: 1620 HX Base Yr 2025



85414 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		49,528
TOTAL MARKET OB/XF VALUE		2,280
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		141,808
SOH/AGL Deduction		4,213
ASSESSED VALUE		137,595
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,184
TOTAL JUST VALUE		141,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/1607	6/16/2023	DG	U	I	11	100
GRANTOR: PARKER BARNEY W JR &						
GRANTEE: PARKER WALTER LEE &						
0680/1502	5/13/1993	QC	Q	I	01	100
GRANTOR: PARKER BARNEY W JR						
GRANTEE: PARKER BARNEY JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 UOP=[YR=1993] N8 W13 S8 E13 $ W30 S27 E60 N27 $.

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	1986	1986	3	56	1,960	
2	0751	UOP	0	100	8	16	128.00	SF	10.00	10.00	100	1999	1999	3	25	320	

LAND DESCRIPTION

TOTAL OB/XF 2,280

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