BLOCK 8 LOT 43
1989 DEST DW/MH
IN OR 1558/1665

DIXON LARRY W & LORI A
85438 DICK KING ROAD
YULEE, FL 32097

2026

43-2N-27-4622-0008-0430

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

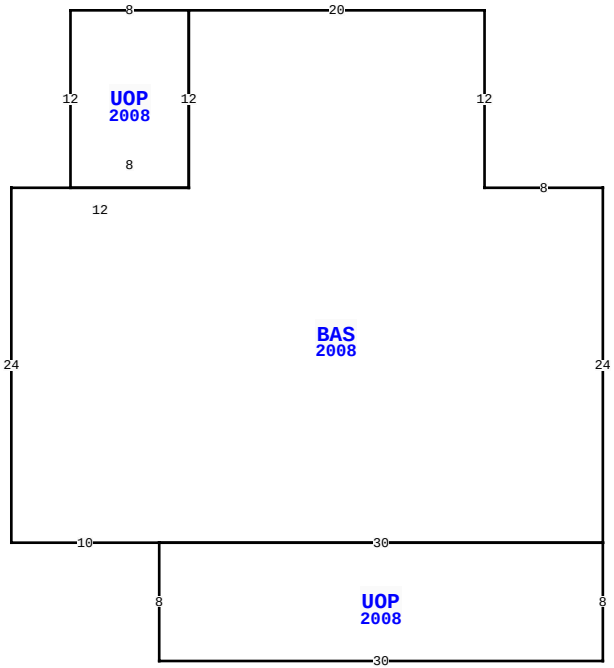
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	1,200	100	2008	1,200	37,210
UOP	96	25	2008	24	744
UOP	240	25	2008	60	1,861
TOTALS	1,536			1,284	39,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,284	121.6000	103.36	132,714	1989	1989	0	0	0	70.00	30.00

1 M/H 93- 100% - 2010 Heated Area: 1200 HX Base Yr 2010



85438 DICK KING RD, YULEE

BLD DATE	10/28/2019	KKA	LGL DATE	05/11/2026	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		39,814
TOTAL MARKET OB/XF VALUE		10,372
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		140,186
SOH/AGL Deduction		94,083
ASSESSED VALUE		46,103
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,103
TOTAL JUST VALUE		140,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7482	CHNGE SRVC	0	06/12/1991
7462	MH MOVE-ON	21,544	09/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1558/1665	4/01/2008	WD	Q	I	06	35,000
GRANTOR: JOHNS ARTHUR DAVID &						
GRANTEE: DIXON LARRY W & LOR						
0526/0197	9/09/1987	WD	Q	V		11,200
GRANTOR: PICKETT DANIEL & K						
GRANTEE: JOHNS ARTHUR & ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W8 N12 W20 UOP=[YR=2008] W8 S12 E8 N12 $ S12 W12 S24 E10 UOP=[YR=2008] S8 E30 N8 W30 $ E30 N24 $.

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	8	8	64.00	SF	30.00	30.00	100	1989	1989	3	20	384	
2	1242	WD DECK A	0	100	9	9	81.00	SF	10.00	10.00	100	2004	2004	3	20	162	
3	0681	POLE SHED	0	100	18	15	270.00	SF	15.00	15.00	100	1980	1980	3	20	810	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	62	1,240	
5	0940	SHEDS/PORT	0	100	36	12	432.00	SF	30.00	30.00	100	2015	2015	3	60	7,776	

LAND DESCRIPTION

TOTAL OB/XF 10,372

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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS