BLOCK 8 LOT 45
IN OR 1647/1905
LOFTON BLUFF 3 PB 4/108

MILLER DAVID WAYNE
85492 DICK KING RD
YULEE, FL 32097

**2026**

**43-2N-27-4622-0008-0450**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

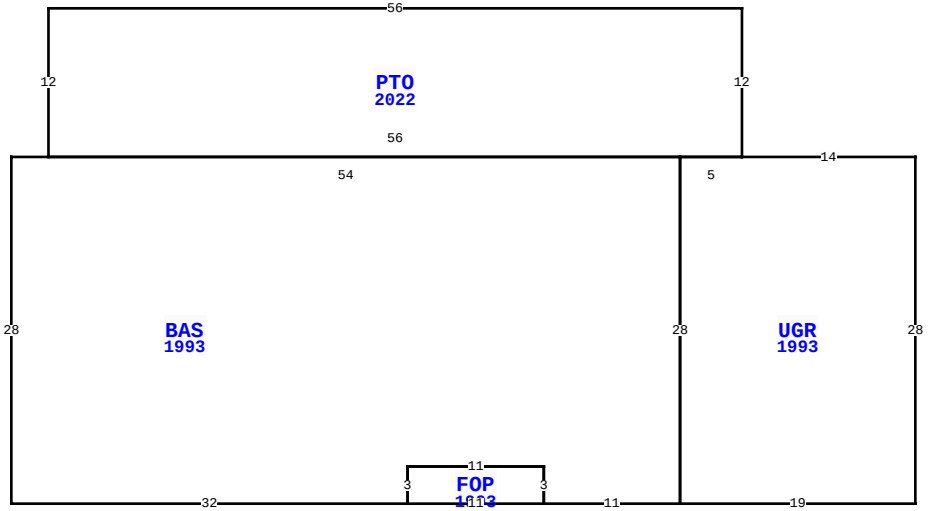
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,479 | 100 | 1993 | 1,479 | 140,465 |
| FOP | 33 | 30 | 1993 | 10 | 950 |
| PTO | 672 | 5 | 2022 | 34 | 3,229 |
| UGR | 532 | 45 | 1993 | 239 | 22,699 |
| TOTALS | 2,716 | | | 1,762 | 167,342 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,762 | 108.0000 | 113.40 | 199,811 | 1984 | 1989 | 0 | 0 | 0 | 16.25 | 83.75 |

1 SINGLE FAM 100% - 2010 Heated Area: 1479 HX Base Yr 2010




85492 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 | | 192,677 |
| TOTAL MARKET OB/XF VALUE | | 3,738 |
| TOTAL LAND VALUE - MARKET | | 90,000 |
| TOTAL MARKET VALUE | | 286,415 |
| SOH/AGL Deduction | | 133,526 |
| ASSESSED VALUE | | 152,889 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 101,478 |
| TOTAL JUST VALUE | | 286,415 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 273,101 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1700477 | GARAGE | 53,556 | 01/24/2017 |
| V0000076 | REMODEL | 18,994 | 03/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1647/1905 | 10/30/2009 | WD | Q | I | 01 | 125,000 |
| GRANTOR: MILLER NORA | | | | | | |
| GRANTEE: MILLER DAVID WAYNE | | | | | | |
| 1208/0463 | 2/13/2004 | WD | Q | I | | 155,000 |
| GRANTOR: BOONE ROSEMARY LEA | | | | | | |
| GRANTEE: MILLER NORA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UGR=[YR=1993] W14 PTO=[YR=2022] N12 W56 S12 E56$ W5
BAS=[YR=1993] W54 S28 E32 FOP=[YR=1993] E11 N3 W11 S3$N3 E11
S3 E11 N28$ S28 E19 N28$.

## 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 | 1984 | 1984 | 3 | 51.5 | 1,803 | |
| 2 | 2700 | QUONSET LW | 0 | 100 | 24 | 16 | 384.00 | SF | 12.00 | 12.00 | 100 | 2000 | 2000 | 3 | 42 | 1,935 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,738

| 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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

BLOCK 8 LOT 45
IN OR 1647/1905
LOFTON BLUFF 3 PB 4/108

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85492 DICK KING RD
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**2026**

**43-2N-27-4622-0008-0450**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

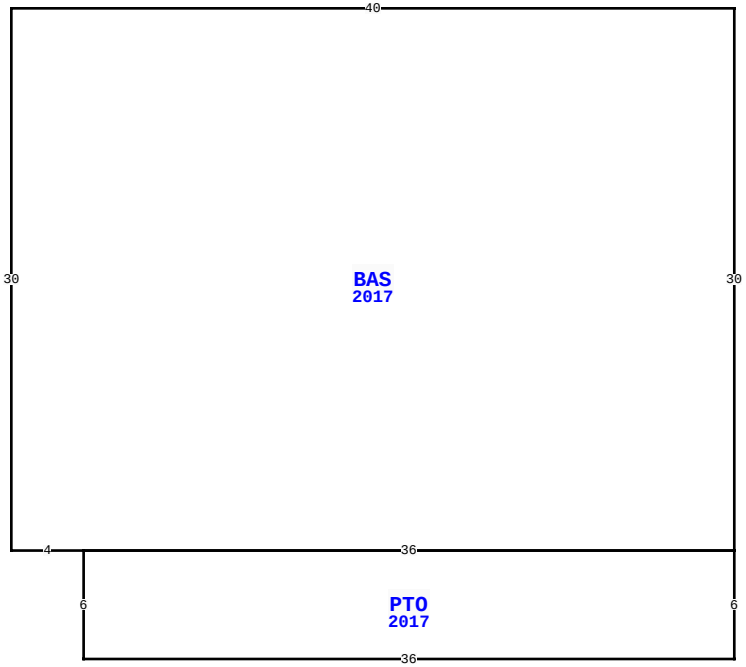
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,200 | 100 | 2017 | 1,200 | 25,105 |
| PTO | 216 | 5 | 2017 | 11 | 230 |
| TOTALS | 1,416 | | | 1,211 | 25,335 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,211 | 58.3000 | 22.74 | 27,538 | 2017 | 2017 | 0 | 0 | 0 | 8.00 | 92.00 |

2 GARAGE RES 100% - 2010 Heated Area: 1200 HX Base Yr 2010




85492 DICK KING RD, YULEE

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| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 MLU |
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## NASSAU COUNTY PROPERTY



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| TOTAL JUST VALUE | | 286,415 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 273,101 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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| GRANTOR: MILLER NORA | | | | | | |
| GRANTEE: MILLER DAVID WAYNE | | | | | | |
| 1208/0463 | 2/13/2004 | WD | Q | I | | 155,000 |
| GRANTOR: BOONE ROSEMARY LEA | | | | | | |
| GRANTEE: MILLER NORA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W40 S30E4 PTO=[YR=2017] S6 E36 N6 W36$ E36 N30$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS