BLOCK 8 LOT 46
IN OR 976/1301
LOFTON BLUFF 3 PB 4/108

BAKER JAMES W & DARLENE M
85528 DICK KING ROAD
YULEE, FL 32097

2026

43-2N-27-4622-0008-0460

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	14	CARPET 100
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

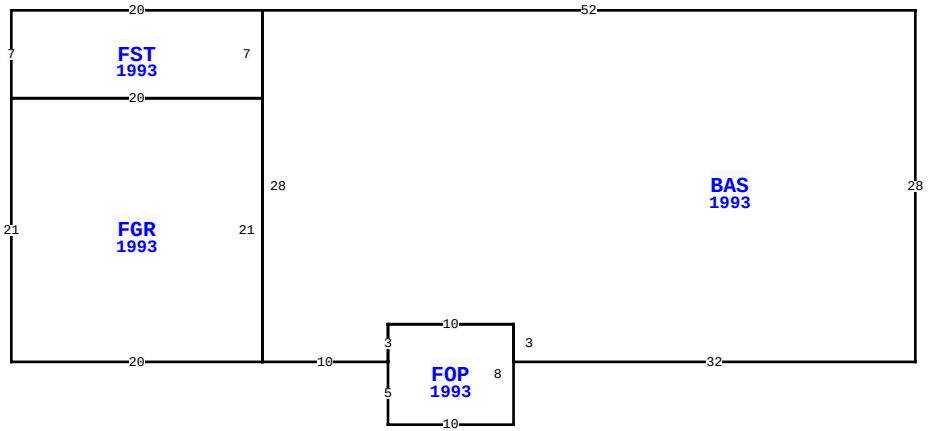
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,426	100	1993	1,426	134,237
FGR	420	55	1993	231	21,745
FOP	80	30	1993	24	2,259
FST	140	55	1993	77	7,249
TOTALS	2,066			1,758	165,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,758	109.0000	114.45	201,203	1983	1983	0	0	0	17.75	82.25

1 SINGLE FAM 100% - 0 Heated Area: 1426 HX Base Yr 1988



85528 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		165,489
TOTAL MARKET OB/XF VALUE		26,662
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		282,151
SOH/AGL Deduction		153,702
ASSESSED VALUE		128,449
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		77,038
TOTAL JUST VALUE		282,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0976/1301	3/20/2001	WD	Q	I	01	100
GRANTOR: BAKER JAMES W & ALYCE						
GRANTEE: BAKER JAMES W & DAR						
0524/1125	8/19/1987	WD	Q	I		61,000
GRANTOR: DOW RICHARD SR & D P						
GRANTEE: BAKER MARION & ALYC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 FST=[YR=1993] W20 S7 FGR=[YR=1993] S21 E20 N21 W20 $ E20 N7 $ S28 E10 FOP=[YR=1993] S5 E10 N8 W10 S3 $ N3 E10 S3 E32 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	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	1992	1992	3	20	288	
2	0681	POLE SHED	0	100	38	12	456.00	SF	15.00	15.00	100	1992	1992	3	20	1,368	
3	0940	SHEDS/PORT	0	100	8	32	256.00	SF	30.00	30.00	100	1992	1992	3	20	1,536	
4	1242	WD DECK A	0	100	0	0	426.00	SF	10.00	10.00	100	1992	1992	3	20	852	
5	0511	GARAGE CB-	0	100	24	38	912.00	SF	40.00	40.00	100	1993	1993	3	62	22,618	

LAND DESCRIPTION

TOTAL OB/XF 26,662

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 02/27/2024 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS