BLOCK 8 LOT 49
LOFTON BLUFF 3 PB 4/108

LOWMASTER MARY
85614 DICK KING RD
YULEE, FL 32097

2026

43-2N-27-4622-0008-0490

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	02	MIN PLYWD 50
Interior Floo	08	SHT VINYL 50
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

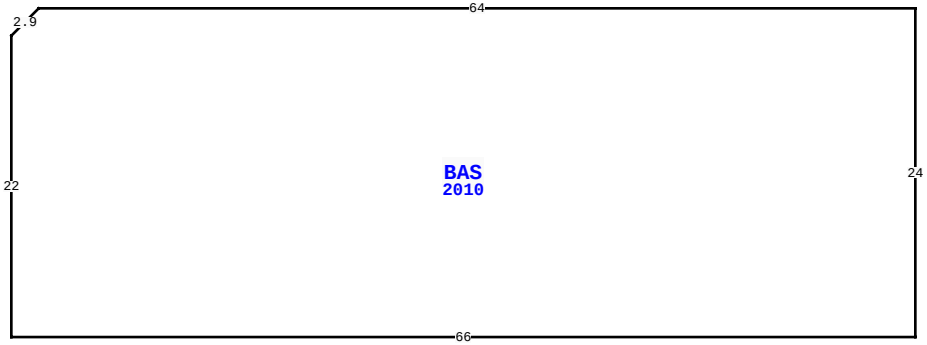
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,582	100	2010	1,582	48,409
TOTALS	1,582			1,582	48,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,582	120.0000	102.00	161,364	1992	1992	0	0	0	70.00	30.00

2 M/H 93- 0% - 0 Heated Area: 1582 HX Base Yr



85614 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	48,409
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	138,409
SOH/AGL Deduction	8,871
ASSESSED VALUE	129,538
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,538
TOTAL JUST VALUE	138,409
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992616	MH MOVE-ON	0	03/01/1999
5417	CHNGE SRVC	275	10/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2465/1192	5/18/2021	QC	U	I	11	100
GRANTOR: WEST SANDRA F						
GRANTEE: LOWMASTER MARY						
1357/1348	10/10/2005	WD	Q	I	06	18,700
GRANTOR: ROZIER AARON F & DIAN						
GRANTEE: WEST HARRISON C & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W64 D2 L2 S22 E66 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

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
1	000100	C	RES	0	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