

LOTS 15 & 16
IN OR 2146/1306
PIERCES SUB PB 3/66

DAVIS TARREN NICOLE/DAVIS TERRY W
85146 RADIO AVE
YULEE, FL 32097

2023

42-2N-27-4420-0015-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																										
Exterior Wall	05	AVERAGE 100	0100	01	1,449	108.0000	97.47	141,234	1999	2009	0	0	0	6.00	94.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2018													Heated Area: 1410													HX Base Yr 2018												
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																																							
Occupancy	00	NONE 100																																							
Quality			03	Quality Level 03																																					
DOR CODE			0100 SINGLE FAMILY																																						
MAP NUM																						MKT AREA		04																	
NEIGHBORHOOD/LOC			4052.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,410	100	1,410	129,187																																					
FOP	126	30	38	3,482																																					
STP	12	10	1	91																																					
TOTALS			1,548	1,449	132,760																																				
EXTRA FEATURES			85146 RADIO AVE, YULEE																																						
L N	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	0810	CONCRETE A	0 100	37	3	111.00	SF	6.50	6.50	100	2012	2012	3	94	678																										
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000100	C	SFR	100		RM	200.00	110.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000																								
REVIEW DATE 12/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																																									