LOT 43
IN OR 2181/1242
PIERCES SUB PB 3/66

BRAUDA CHRISTOPHER L & CHRISTY MARIE
85190 RADIO AVE
YULEE, FL 32097

2023

42-2N-27-4420-0043-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

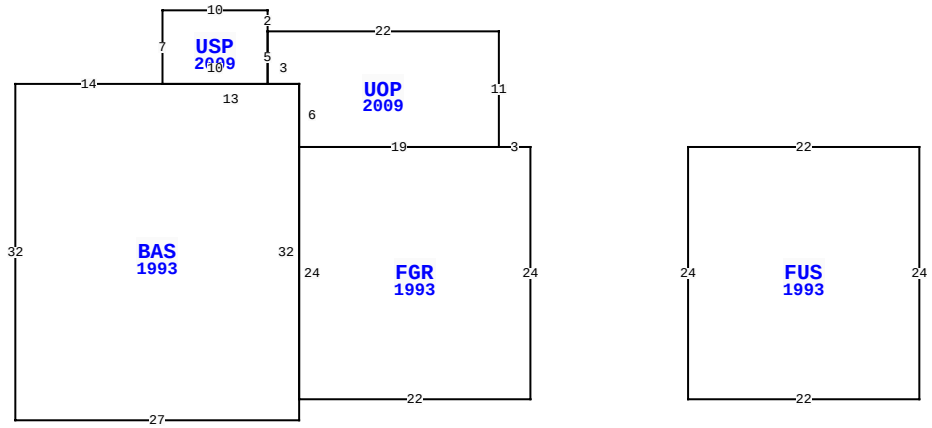
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	72,268
FGR	528	55	290	24,256
FUS	528	100	528	44,164
UOP	224	20	45	3,764
USP	70	30	21	1,757
TOTALS	2,214		1,748	146,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,748	110.0000	99.28	173,541	1978	1988	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2019 Heated Area: 1392 HX Base Yr 2019



85190 RADIO AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		170,928
TOTAL MARKET OB/XF VALUE		6,404
TOTAL LAND VALUE - MARKET		228,850
TOTAL MARKET VALUE		406,182
SOH/AGL Deduction		179,559
ASSESSED VALUE		226,623
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,623
TOTAL JUST VALUE		406,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002495	REPAIR/RRF	12,000	02/14/2022
20005869	ADDITION	47,817	08/21/2020
B22448	XFOB	4,322	05/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2181/1242	3/02/2018	WD	Q	I	01	243,000
GRANTOR: BURNS JANICE P						
GRANTEE: BRAUDA CHRISTOPHER						
0760/1633	5/23/1996	WD	Q	I		104,400
GRANTOR: DICKERSON JOHN D & RU						
GRANTEE: BURNS TIMOTHY & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W3 UOP=[YR=2009] N11 W22 USP=[YR=2009] N2 W10 S7 BAS=[YR=1993] W14 S32 E27 N32 W13$ E10 N5$ S5 E3 S6 E19$ W19 S24 E22 N24$ PTR= E15 FUS=[YR=1993] E22 S24 W22 N24$ W15$.

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	0810	CONCRETE A	0	100	0	0	128.00	SF	6.50	6.50	100	1980	1980	3	35	291	
2	0681	POLE SHED	0	100	25	33	825.00	SF	15.00	15.00	100	1990	1990	3	20	2,475	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
5	1242	WD DECK A	0	100	22	6	132.00	SF	10.00	10.00	100	2019	2019	3	90	1,188	

LAND DESCRIPTION

TOTAL OB/XF 6,404

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	000115	C	SFR ACRES	100	0006	RM	0.00	0.00	3.76	AC		1.00	1.00	1.00	60,000.00	60,000.00	225,600							
2	009630	C	SWAMP	0		RM	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500							
3	009530	C	POND	0			0.00	0.00	0.70	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,750							

REVIEW DATE 11/17/2020 BY NW Total Acres: 7.46 Total Land Value: 228,850 Market: 0 Agricultural: 0 Common: 228,850 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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	04	Quality Level 04

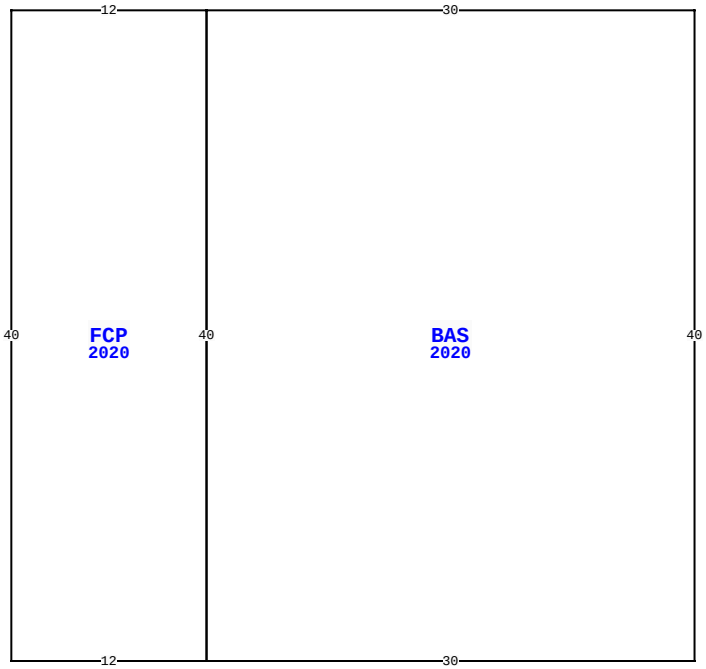
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	22,473
FCP	480	25	120	2,247
TOTALS	1,680		1,320	24,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,320	54.6000	19.11	25,225	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2019 Heated Area: 1200 HX Base Yr 2019



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GRANTEE: BURNS TIMOTHY & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 FCP=[YR=2020] W12 S40 E12 N40$ S40 E30 N40$.

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

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