LOTS 1 2 & 17
TERMINAL HEIGHTS SUB PB 5/9

PEACOCK LAURA
85125 RADIO AVE
YULEE, FL 32097

2023

42-2N-27-4460-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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

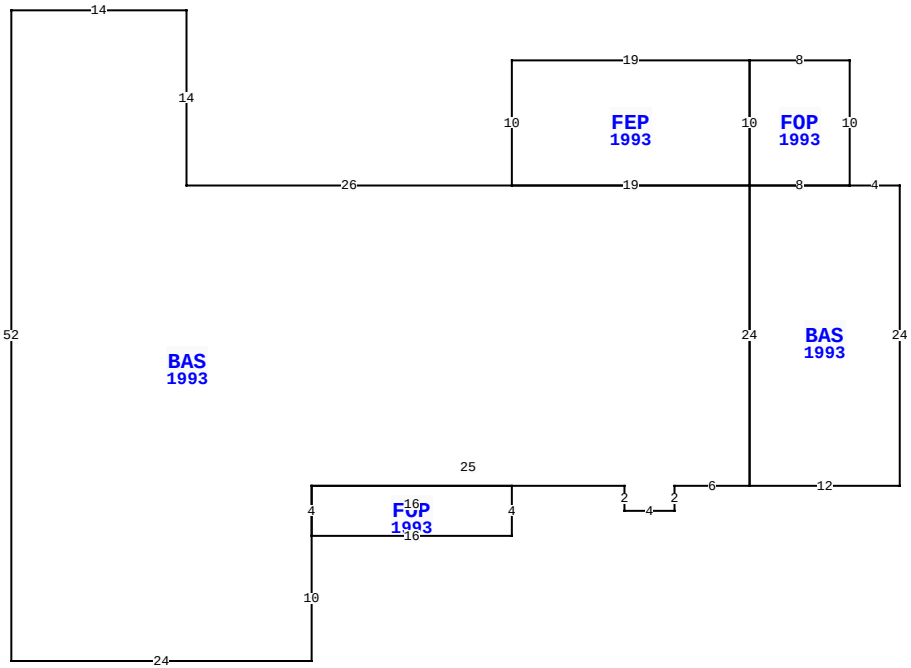
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	288	20,980
BAS	1,956	100	1,956	142,487
FEP	190	80	152	11,072
FOP	64	30	19	1,384
FOP	80	30	24	1,748
TOTALS	2,578		2,439	177,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,439	113.6800	102.60	250,241	1964	1964	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2244 HX Base Yr 2021



85125 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		196,529
TOTAL MARKET OB/XF VALUE		32,993
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		359,522
SOH/AGL Deduction		164,265
ASSESSED VALUE		195,257
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,257
TOTAL JUST VALUE		359,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002382	REPAIR/RRF	3,000	03/01/2000
B9805229	SWIM POOL	19,950	08/04/1998
963022	REMODEL	10,200	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2383/0945	8/10/2020	PR	U	I	19	223,000
GRANTOR: LANDRUM EARL LADON JR						
GRANTEE: PEACOCK LAURA						
1906/1473	3/10/2014	WD	U	I	30	142,800
GRANTOR: CRUMP IVEY M SR & MAR						
GRANTEE: CRUMP LESLIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 FOP=[YR=1993] N10 W8 FEP=[YR=1993] W19 S10 BAS=[YR=1993] W26 N14 W14 S52 E24 N10 FOP=[YR=1993] E16 N4 W16 S4 $ N4 E25S2 E4 N2 E6 N24 W19 $ E19 N10 $ S10 E8 $ W8 S24 E12 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0801	ASPHALT A	0	100	0	0	400.00	SF	3.00	3.00	100	1980	1980	3	50	600	
4	0811	CONCRETE B	0	100	0	0	1,430.00	SF	5.20	5.20	100	1985	1985	3	49.5	3,681	
5	0811	CONCRETE B	0	100	35	40	1,400.00	SF	5.20	5.20	100	1994	1994	3	70	5,096	
8	0810	CONCRETE A	0	100	52	4	208.00	SF	6.50	6.50	100	1995	1995	3	72	973	
9	0811	CONCRETE B	0	100	0	0	1,540.00	SF	5.20	5.20	100	1995	1995	3	72	5,766	
10	0861	POOL GUNIT	0	100	0	0	544.00	SF	85.00	85.00	100	1998	1998	3	23	10,635	
11	0845	KOOL DECK	0	100	0	0	811.00	SF	7.25	7.25	100	1998	1998	3	77	4,527	

LAND DESCRIPTION

TOTAL OB/XF 32,993

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	SFR	100		RS-2	210.00	100.00	2.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	80,000							
2	000100	C	SFR	100	0006	RS-2	100.00	100.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/10/2018 BY SBX Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
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

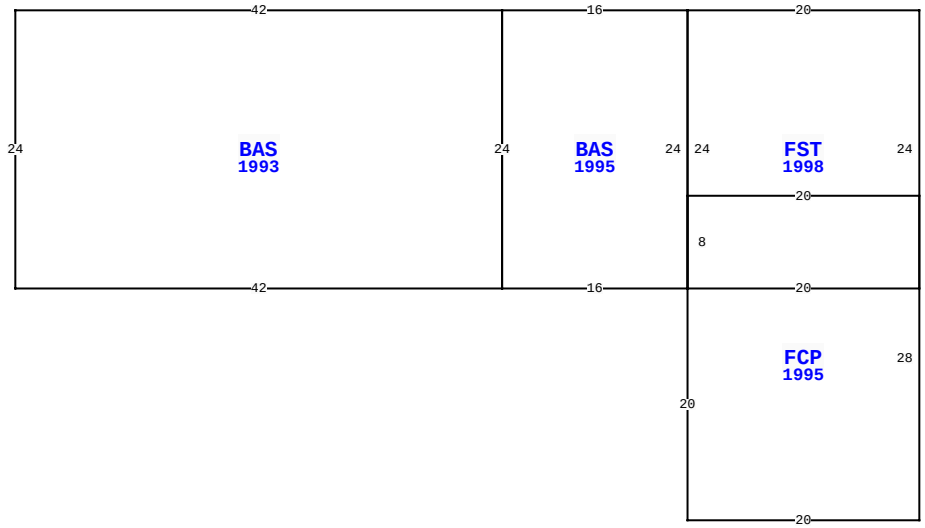
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	10,584
BAS	384	100	384	4,032
FCP	560	25	140	1,470
FST	480	55	264	2,772
TOTALS	2,432		1,796	18,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,796	60.0000	21.00	37,716	1978	1978	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2021 Heated Area: 1392 HX Base Yr 2021



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GRANTOR: CRUMP IVEY M SR & MAR						
GRANTEE: CRUMP LESLIE L						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1998] W20 BAS=[YR=1995] W16 BAS=[YR=1993] W42 S24 E42 N24 $ S24 E16 FCP=[YR=1995] S20 E20 N28 W20 S8 $ N24 $ S24 E20 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

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