LOT 18
IN OR 2155/1998
TERMINAL HEIGHTS SUB PB 5/9

OTAK PROPERTIES LLC
96126 MT ZION LOOP
YULEE, FL 32097

2023

42-2N-27-4460-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

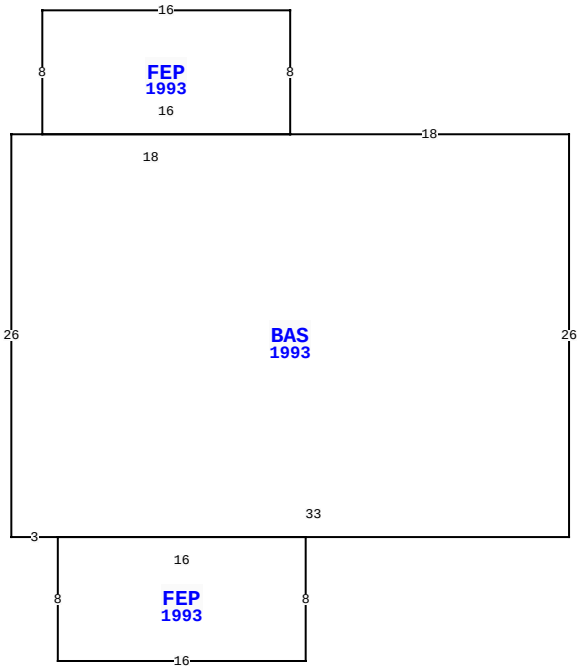
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	936	100	936	71,644
FEP	128	80	102	7,807
FEP	128	80	102	7,807
TOTALS	1,192		1,140	87,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,140	133.5600	120.54	137,416	1964	1969	0	0	0	36.50	63.50

1 SINGLE FAM – 0% - 0 Heated Area: 936 HX Base Yr



85139 RADIO AVE, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	94,139
TOTAL MARKET OB/XF VALUE	624
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	144,763
SOH/AGL Deduction	37,113
ASSESSED VALUE	107,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,650
TOTAL JUST VALUE	144,763
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2155/1998	11/03/2017	SW	Q	I	01	85,000
GRANTOR: 85139 RADIO AVENUE FL						
GRANTEE: OTAK PROPERTIES LLC						
2152/1585	10/17/2017	WD	U	I	37	44,800
GRANTOR: ANTOLIK RHONDA MARIE						
GRANTEE: 85139 RADIO AVE LAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FEP=[YR=1993] N8 W16 S8 E16$ W18 S26 E3
FEP=[YR=1993] S8 E16 N8W16$ E33 N26$.

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	0350	CARPORT WD	0	0	20	12	240.00	SF	13.00	13.00	100	1980	1980	3	20	624	

LAND DESCRIPTION

TOTAL OB/XF 624

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	0	0006	RS-2	110.00	100.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/01/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

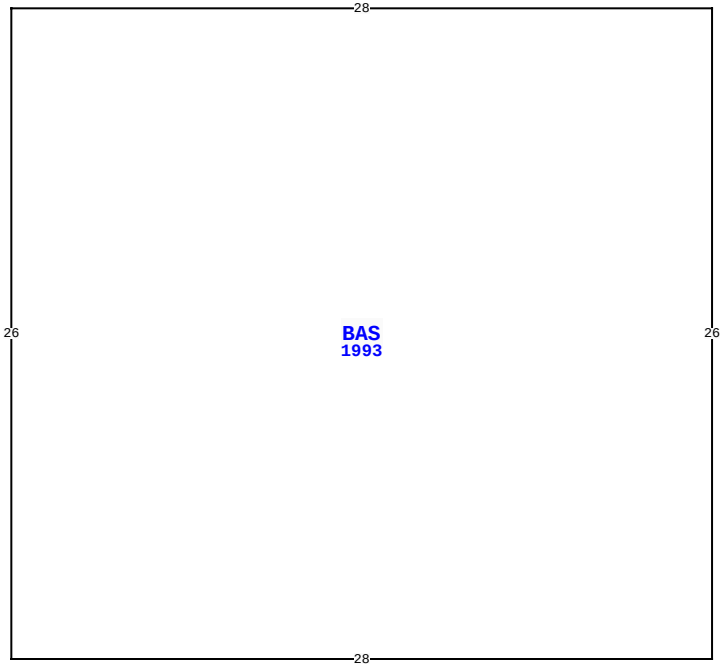
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	6,880
TOTALS	728		728	6,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	728	54.0000	18.90	13,759	1980	1985	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 728 HX Base Yr



85139 RADIO AVE, YULEE

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ASSESSED VALUE	107,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,650
TOTAL JUST VALUE	144,763
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: 85139 RADIO AVENUE FL						
GRANTEE: OTAK PROPERTIES LLC						
2152/1585	10/17/2017	WD	U	I	37	44,800
GRANTOR: ANTOLIK RHONDA MARIE						
GRANTEE: 85139 RADIO AVE LAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S26 E28 N26$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/01/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS