

DAVIS BETTY JO
85163 RADIO AVE
YULEE, FL 32097

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																					
CONSTRUCTION										VALUATION SUMMARY										STANDARD																																																					
Exterior Wall		19	COMMON BRK 100							TYPE		0100	MDL	01	EFF. AREA		1,316		TOT ADJ PTS		131.5600		EFF. BASE RATE		118.73		REPL. COST NEW		156,249		AYB		1967		EYB		1967		ECON		0		FNCT		0		NORM		0 37.50		% COND		62.50																				
Roof Structur		03	GABLE/HIP 100							1		SINGLE FAM - 100% - 0										Heated Area: 1196										HX Base Yr																																									
Roof Cover		03	COMP SHNGL 100							7		UST 1993										7		46										BAS 1993										26										26																			
Interior Wall		03	PLASTER 100							12		UCP 1993										12		6										20										FOP 1993										20										6									
Interior Floo		14	CARPET 70							19												19																																																			
Interior Floo		12	HARDWOOD 30																																																																						
Air Condition		03	CENTRAL 100																																																																						
Heating Type		04	AIR DUCTED 100																																																																						
Bedrooms			3 100																																																																						
Bathrooms			1 100																																																																						
Frame		02	WOOD FRAME 100																																																																						
Stories		1.	1. 100																																																																						
Units		0	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		1,196		100		1,196		88,751																																																																	
FOP		120		30		36		2,671																																																																	
UCP		228		20		46		3,414																																																																	
UST		84		45		38		2,820																																																																	
TOTALS		1,628				1,316		97,656																																																																	
EXTRA FEATURES										85163 RADIO AVE, YULEE										BLD DATE												LGL DATE																																									
																				XF DATE												LAND DATE																																									
																				INC DATE												AG DATE																																									
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	0681	POLE SHED		0	100	22	12	264.00		SF	15.00		15.00		100	1990	1990	3	20	792																																																					
2	0681	POLE SHED		0	100	10	7	70.00		SF	15.00		15.00		100	1990	1990	3	20	210																																																					
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