LOT 4
IN OR 1532/39
YULEE FARMS R/P OF LOTS 1 & 2

COBB MARTHA L
85048 RADIO AVE
YULEE, FL 32097

2023

42-2N-27-4520-0004-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

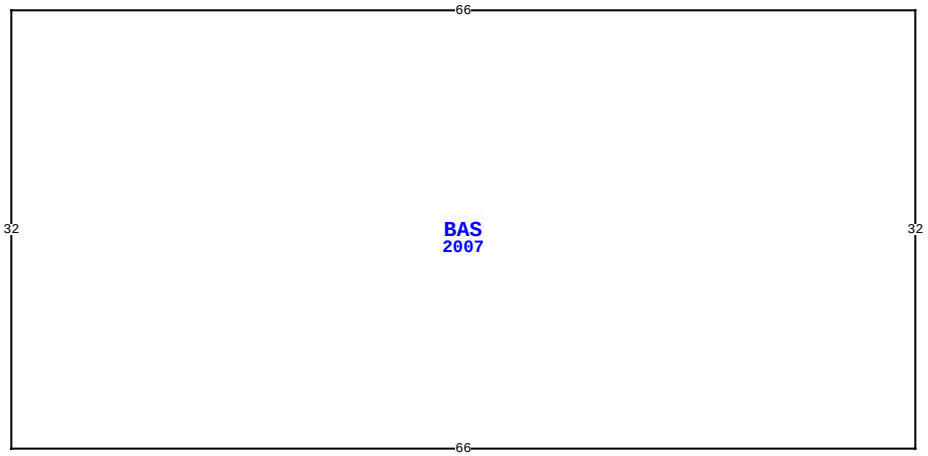
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,112	100	2,112	106,876
TOTALS	2,112		2,112	106,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,112	116.6000	81.62	172,381	2007	2007	0	0	0	38.00	62.00

4 M/H 94+ – 100% - 2008 Heated Area: 2112 HX Base Yr 2008



85048 RADIO AVE, YULEE

BLD DATE	04/02/2008 KK	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		106,876
TOTAL MARKET OB/XF VALUE		182
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		157,058
SOH/AGL Deduction		60,876
ASSESSED VALUE		96,182
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		41,182
TOTAL JUST VALUE		157,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4919	CO ISSUED	0	04/01/2007
MH4919	MH MOVE-ON	0	04/01/2007
M12816	MECH OTHER	0	04/01/2007
P12284	OTHER	0	04/01/2007
E18954	ELEC OTHER	0	03/01/2007
MH982131	MH MOVE-ON	0	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/0039	10/24/2007	WD	Q	V		35,000
GRANTOR: BRUCE JOHN PERRY						
GRANTEE: COBB THOMAS S & MAR						
0650/1231	3/05/1992	QC	U	I	01	100
GRANTOR: BRUCE LORETTA A						
GRANTEE: BRUCE JOHN PERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W66 S32 E66 N32$.

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
3	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2007	2007	3	35	84	
4	1242	WD DECK A	0	100	7	4	28.00	SF	10.00	10.00	100	2007	2007	3	35	98	

LAND DESCRIPTION

TOTAL OB/XF 182

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	000102	C	SFR/MH	100		RM	100.00	200.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/30/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS