

LOT 8
YULEE FARMS R/P OF LOTS 1 & 2
DBK 251/66

FURINA CHERYL GALLAGHER
85104 RADIO AVE
YULEE, FL 32097

2023

42-2N-27-4520-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMMT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	884	100	884	82,484
BAS	360	100	360	33,591
FOP	212	30	64	5,971
FOP	312	30	94	8,771
UST	64	45	29	2,706
TOTALS	1,832		1,431	133,523

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0825	BRICK	0 100	15	4	60.00	SF	12.50	12.50	100	2004
2	1242	WD DECK A	0 100	0	0	483.00	SF	10.00	10.00	100	2004
3	0350	CARPORT WD	0 100	19	10	190.00	SF	13.00	13.00	100	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RM	100.00	200.00	1.00	LT	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,431	125.3200	113.10	161,846	1982	1987	0	0	0	17.50	82.50

1 SINGLE FAM - 100% - 2023

Heated Area: 1244

HX Base Yr 2023

8 12 6 8 8 6 8 4 26 20 26 18 18 20 8 26 12 12 26

UST 2006

FOP 1993

BAS 1993

BAS 2006

FOP 1993

RLD DATE

IGL DATE

TOTAL OB/XF											
2,472											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			133,523
TOTAL MARKET OB/XF VALUE			2,472
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			185,995
SOH/AGL Deduction			0
ASSESSED VALUE			185,995
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			135,995
TOTAL JUST VALUE			185,995
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			146,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000913	REROOF	10,500	02/05/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2550/0176	3/23/2022	WD	Q	I	01	220,000	
GRANTOR: WILKINS RUSSELL G & T							
GRANTEE: FURINA CHERYL GALLA							
1393/0176	3/02/2006	QC	U	I	01	19,800	
GRANTOR: STREET TERRY M							
GRANTEE: WILKINS RUSSELL G &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1993] W6 N6 W12 UST=[YR=2006] W8 S8 E8 N8\$ S8 W8 S4 BAS=[YR=1993] S34 FOP=[YR=1993] S12 E26 N12 W26\$ E26 N8 BAS=[YR=2006] E20 N18 W20 S18\$ N26 W26\$ E26 N6\$.											