

BLOCK 8 LOT 1  
R673392 & R673393  
YULEE WOODS #3 PB 5/239

BURNS DEREK & CHRISTINA  
85702 RADIO AVENUE  
YULEE, FL 32097

2023

42-2N-27-4613-0008-0010



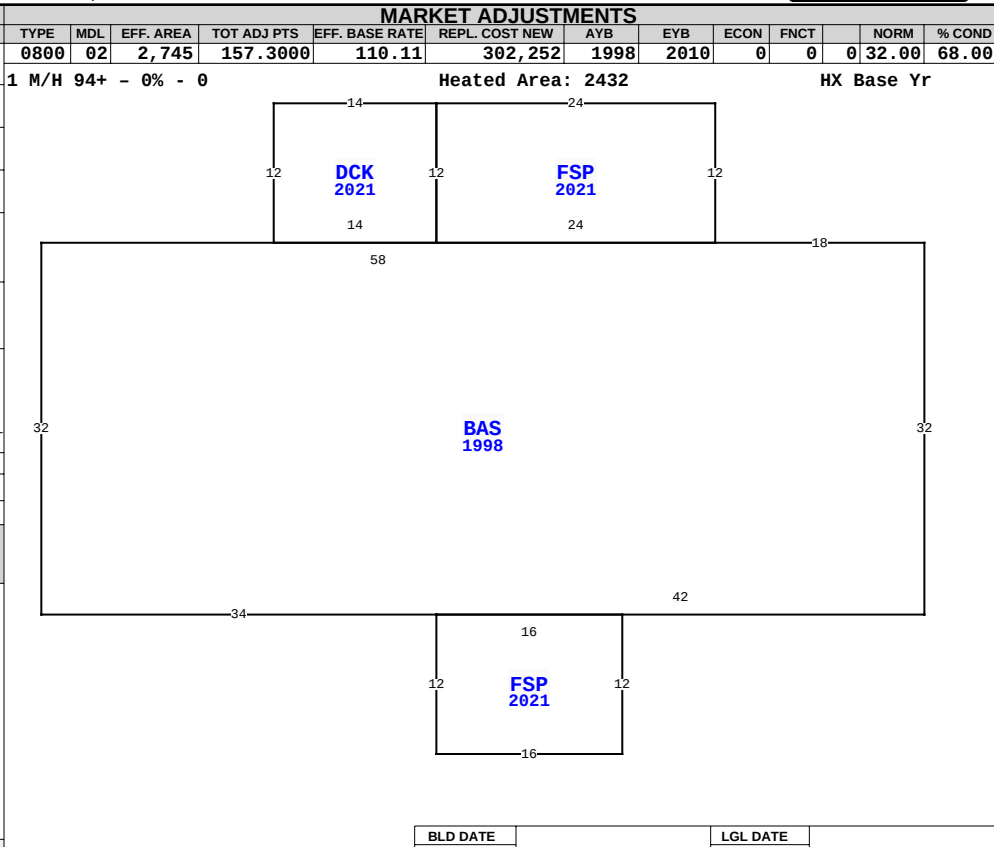
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 50   |
| Interior Floor           | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 06      | Quality Level 06 |
| DOR CODE         | 0200    | MOBILE HOME      |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4048.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,432            | 100         | 2,432        | 182,096              |
| DCK       | 168              | 15          | 25           | 1,872                |
| FSP       | 192              | 60          | 115          | 8,611                |
| FSP       | 288              | 60          | 173          | 12,953               |
| TOTALS    | 3,080            |             | 2,745        | 205,531              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 5              | 0500       | FP-PRE FAB  | 0   | 0   | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       |       |
| 6              | 0803       | ASPHALT C   | 0   | 0   | 0  | 0  | 2,148.00 | SF | 2.00     | 2.00           |       |
| 8              | 0351       | CARPORT MT  | 0   | 0   | 33 | 25 | 825.00   | SF | 10.00    | 10.00          |       |
| 9              | 0351       | CARPORT MT  | 0   | 0   | 20 | 12 | 240.00   | SF | 10.00    | 10.00          |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000102   | C   | SFR/MH               | 0   | 0006 | OR       | 0.00  | 0.00  | 1.00        | LT        |       |



|                        |          |           |
|------------------------|----------|-----------|
| 85702 RADIO AVE, YULEE | BLD DATE | LGL DATE  |
|                        | XF DATE  | LAND DATE |
|                        | INC DATE | AG DATE   |

| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              | STANDARD  |  |             |
| Tax Group: 4              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     | 205,531   |  |             |
| TOTAL MARKET OB/XF VALUE  | 11,443    |  |             |
| TOTAL LAND VALUE - MARKET | 80,000    |  |             |
| TOTAL MARKET VALUE        | 296,974   |  |             |
| SOH/AGL Deduction         | 56,973    |  |             |
| ASSESSED VALUE            | 240,001   |  |             |
| TOTAL EXEMPTION VALUE     | 0         |  |             |
| BASE TAXABLE VALUE        | 240,001   |  |             |
| TOTAL JUST VALUE          | 296,974   |  |             |
| NCON VALUE                | 0         |  |             |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   | 218,183   |  |             |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B26448     | ADDITION    | 14,940 | 09/03/2012 |
| B26449     | ADDITION    | 4,781  | 09/03/2012 |
| MH982435   | MH MOVE-ON  | 0      | 11/01/1998 |
| 9017       | MH MOVE-ON  | 10,000 | 08/25/1992 |

| SALES DATA                     |            |           |       |       |        |            |  |
|--------------------------------|------------|-----------|-------|-------|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |  |
| 2514/0530                      | 11/16/2021 | WD        | Q     | I     | 01     | 260,000    |  |
| GRANTOR: WINGATE ADAM CECIL &  |            |           |       |       |        |            |  |
| GRANTEE: BURNS DEREK & CHRIS   |            |           |       |       |        |            |  |
| 2092/0123                      | 12/14/2016 | WD        | Q     | I     | 01     | 140,000    |  |
| GRANTOR: TUCKER RICHARD A & JU |            |           |       |       |        |            |  |
| GRANTEE: WINGATE ADAM CECIL    |            |           |       |       |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                      |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1998] W18 FSP=[YR=2021] N12 W24 DCK=[YR=2021] W14 S12 E14 N12\$ S12 E24\$ W58 S32 E34 FSP=[YR=2021] S12 E16 N12 W16\$ E42 N32\$. |  |  |  |  |  |  |  |  |  |  |  |