BLOCK 8 LOT 4
IN OR 1036/1942
2012 NOBI DW/MH

DECARLO KRISTINE M
85632 RADIO AVE
YULEE, FL 32097

2023

42-2N-27-4613-0008-0040

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	14	CARPET 70
Interior Floo	08	SHT VINYL 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

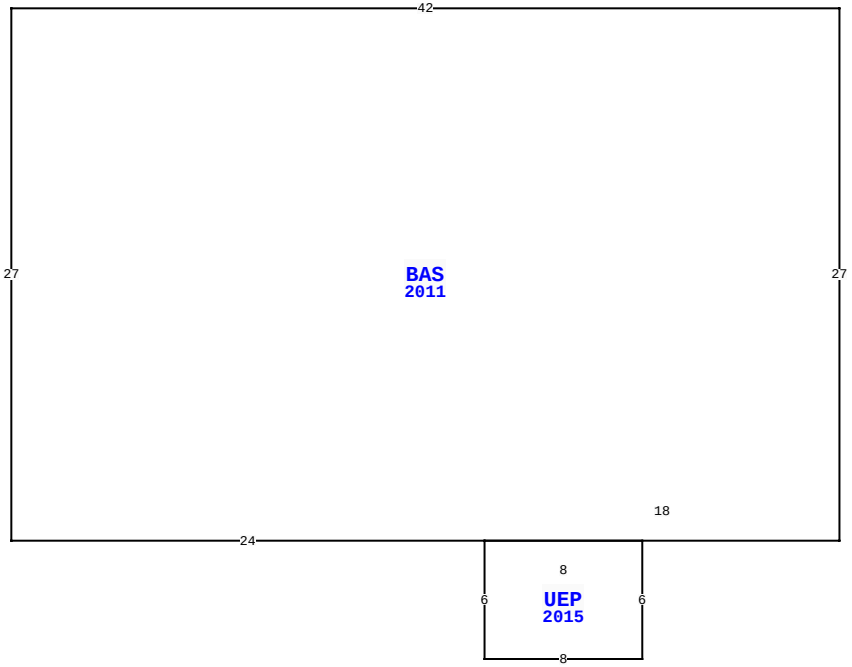
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	1,134	64,901
UEP	48	70	34	1,946
TOTALS	1,182		1,168	66,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,168	116.8000	81.76	95,496	2011	2011	0	0	0	30.00	70.00

2 M/H 94+ – 100% - 2003 Heated Area: 1134 HX Base Yr 2003



BLD DATE	01/22/2015	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

85632 RADIO AVE, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		66,847
TOTAL MARKET OB/XF VALUE		1,792
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		148,639
SOH/AGL Deduction		74,798
ASSESSED VALUE		73,841
TOTAL EXEMPTION VALUE	HX HB	48,841
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		148,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5383	CO ISSUED	0	11/18/2011
E23977	NEW CONSTR	0	11/01/2011
M16654	H/AC	0	11/01/2011
P15110	NEW CONSTR	0	11/01/2011
M993634	H/AC	0	03/01/1999
8982	MH MOVE-ON	9,995	07/31/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1036/1942	2/12/2002	WD	Q	I		49,000
GRANTOR: MILLER MICHAEL JR & D						
GRANTEE: DECARLO KRISTINE M						
0806/1313	9/16/1997	WD	Q	I		37,400
GRANTOR: MASON CHESTER L & PAR						
GRANTEE: MILLER MICHAEL B JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W42 S27 E24 UEP=[YR=2015] S6 E8 N6 W8$ E18 N27$.

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	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	1994	1994	3	20	386	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	21.30	21.30	100	2011	2011	3	55	1,406	

LAND DESCRIPTION

TOTAL OB/XF 1,792

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/25/2020 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS