BLOCK 8 LOT 5
YULEE WOODS #3 PB 5/239

AZOR PATRICIA J
86485 PAGES DAIRY RD
YULEE, FL 32097

2023

42-2N-27-4613-0008-0050

BUILDING CHARACTERISTICS

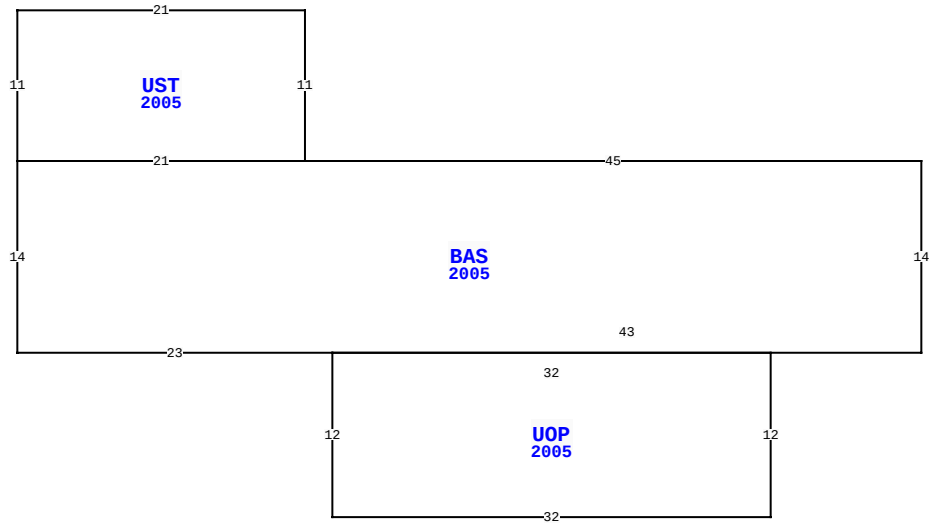
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	924	100	924	17,874
UOP	384	25	96	1,857
UST	231	55	127	2,457
TOTALS	1,539		1,147	22,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,147	99.2000	64.48	73,959	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



85614 RADIO AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	22,188
TOTAL MARKET OB/XF VALUE	3,008
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	105,196
SOH/AGL Deduction	20,003
ASSESSED VALUE	85,193
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,193
TOTAL JUST VALUE	105,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9113	MH MOVE-ON	17,000	11/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2488/1112	8/06/2021	WD	U	V	40	60,000
GRANTOR: ADAMS CHARLES P & AMB						
GRANTEE: AZOR PATRICIA J						
2379/1692	7/29/2020	QC	U	I	11	100
GRANTOR: ADAMS CHARLES PRESTON						
GRANTEE: ADAMS CHARLES P & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W45 UST=[YR=2005] N11 W21 S11 E21$ W21 S14 E23
UOP=[YR=2005] S12 E32 N12 W32$ E43 N14$.

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	0351	CARPORT MT	0	0	14	16	224.00	SF	5.90	5.90	100	1990	1990	3	20	264	
2	0510	GARAGE WD-	0	0	0	0	560.00	SF	24.50	24.50	100	1990	1990	3	20	2,744	

LAND DESCRIPTION

TOTAL OB/XF 3,008

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	0	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 11/12/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS