

BLOCK 8 LOT 8
IN OR 636 PG 3
R583942 & R583943

FREEMAN BROWARD J & CYNTHIA L
85544 RADIO AVE
YULEE, FL 32097

2023

42-2N-27-4613-0008-0080



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 3 4													
Exterior Wall	16	WD FR STUC 100	0800	02	2,258	152.6400	106.85	241,267	1994	2002	0	0	0	48.00	52.00	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 0													Heated Area: 2124 HX Base Yr												
Roof Cover	12	MODULAR MT 100															Tax Group: 4 Tax Dist:											
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 162,743											
Interior Floo	14	CARPET 80															TOTAL MARKET OB/XF VALUE 81,337											
Interior Floo	11	CLAY TILE 20															TOTAL LAND VALUE - MARKET 80,000											
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 324,080											
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 150,732											
Bedrooms	4	100															ASSESSED VALUE 173,348											
Bathrooms	2	100															TOTAL EXEMPTION VALUE HX HB 50,000											
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 123,348											
Stories	1.	1. 100															TOTAL JUST VALUE 324,080											
Units	0	100	NCON VALUE 0																									
Quality		05	Quality Level 05		INCOME VALUE																							
DOR CODE		0200	MOBILE HOME		PREVIOUS YEAR MKT VALUE 235,607																							
MAP NUM			MKT AREA		04																							
NEIGHBORHOOD/LOC		4048.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,620	100	1,620	90,010																								
BAS	504	100	504	28,003																								
UOP	264	25	66	3,667																								
UOP	272	25	68	3,778																								
TOTALS		2,660	2,258	125,459																								
EXTRA FEATURES					85544 RADIO AVE, YULEE																							
L N	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	0351	CARPORT MT	0 100	25 20	500.00	SF	6.60	6.60	100	2010	2010	3	50	1,650														
4	0940	SHEDS/PORT	0 100	20 10	200.00	SF	19.50	19.50	100	2010	2010	3	50	1,950														
5	0810	CONCRETE A	0 100	0 0	255.00	SF	6.50	6.50	100	2010	2010	3	92	1,525														
6	0479	VF PICKET	0 100	0 0	360.00	LF	10.00	10.00	100	2010	2010	3	81	2,916														
7	0476	VF 6 SBPL	0 100	0 0	572.00	LF	32.00	32.00	100	2010	2010	3	81	14,826														
8	0910	SCRN RM L	0 100	47 23	1,081.00	SF	15.00	15.00	100	2010	2010	3	50	8,108														
9	0855	CONC PAVER	0 100	0 0	4,346.00	SF	10.00	10.00	100	2010	2010	3	92	39,983														
10	0463	FENCE GATE	0 100	0 0	3.00	UT	300.00	300.00	100	2010	2010	3	81	729														
11	0803	ASPHALT C	0 100	0 0	5,483.00	SF	2.00	2.00	100	2020	2020	3	88	9,650														
LAND DESCRIPTION					TOTAL OB/XF 81,337																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 06/15/2022 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																												

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