BLOCK 1 LOT 14
1994 MERIT TW/MH
YULEE WOODS #4 PB 5/301 & 302

BENDER JOHN A & CYNTHIA J L/E/
85726 RADIO AVE
YULEE, FL 32097

2023

42-2N-27-4614-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

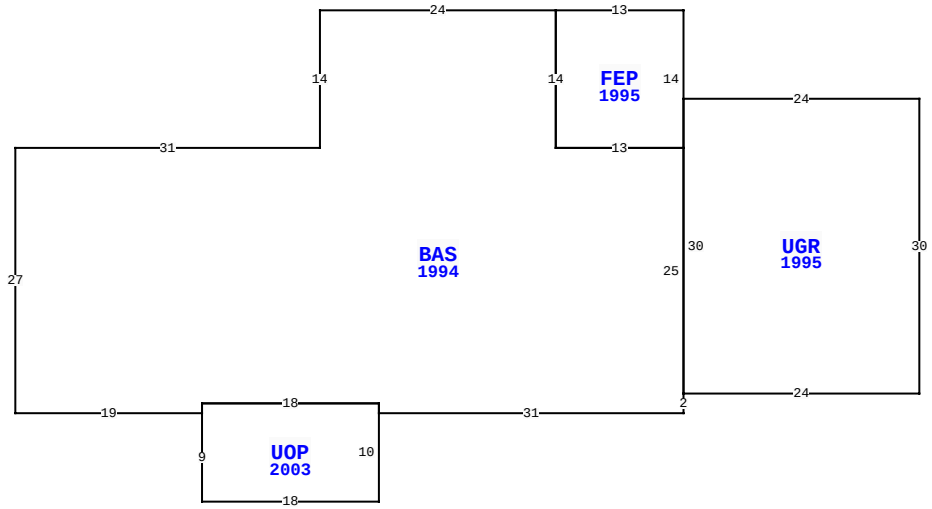
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	30	. 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	2,154	100	2,154	69,299
FEP	182	85	155	4,987
UGR	720	45	324	10,424
UOP	180	25	45	1,448
TOTALS	3,236		2,678	86,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,678	153.2000	107.24	287,189	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 2309 HX Base Yr



85726 RADIO AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	86,157
TOTAL MARKET OB/XF VALUE	35,904
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	202,061
SOH/AGL Deduction	38,230
ASSESSED VALUE	163,831
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,831
TOTAL JUST VALUE	202,061
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995847	GARAGE	19,200	03/01/1999
94-329	MH MOVE-ON	48,500	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2494/0625	8/20/2021	LE	U	I	11	100
GRANTOR: BENDER JOHN A & CYNTH						
GRANTEE: BENDER JUSTIN R						
1931/0328	7/28/2014	WD	Q	I	01	155,000
GRANTOR: FOWLER MARGARET A & M						
GRANTEE: BENDER JOHN A & CYN						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1995] W13 BAS=[YR=1994] W24 S14 W31 S27 E19
UOP=[YR=2003] S9 E18 N10 W18 S1 $ N1 E18 S1 E31 N2
UGR=[YR=1995] E24 N30 W24 S30$ N25 W13 N14$ S14 E13 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
2	1242	WD DECK A	0	0	0	0	272.00	SF	10.00	10.00	100	1994	1994	3	20	544	
6	0811	CONCRETE B	0	0	0	0	949.00	SF	5.20	5.20	100	1995	1995	3	72	3,553	
7	0751	UOP	0	0	12	10	120.00	SF	10.00	10.00	100	1999	1999	3	28	336	
8	0511	GARAGE CB-	0	0	32	24	768.00	SF	40.00	40.00	100	2000	2000	3	80	24,576	
9	0351	CARPORT MT	0	0	30	20	600.00	SF	10.00	10.00	100	2014	2014	3	70	4,200	

LAND DESCRIPTION

TOTAL OB/XF 35,904

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		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