BLOCK 1 LOT 16
YULEE WOODS #4 PB 5/301 & 302

PAGAN JAMIE E & ANTONIA E
85770 RADIO AVE
YULEE, FL 32097

2023

42-2N-27-4614-0001-0160

BUILDING CHARACTERISTICS

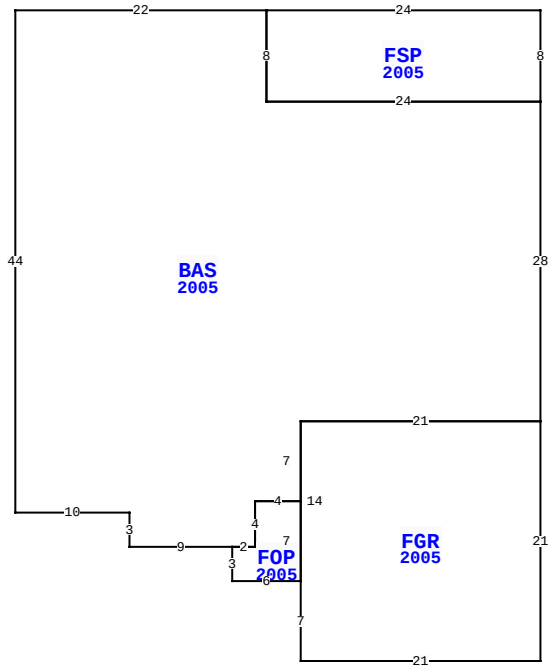
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,693	100	1,693	192,945
FGR	441	55	243	27,694
FOP	34	30	10	1,139
FSP	192	40	77	8,776
TOTALS	2,360		2,023	230,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,023	110.0000	130.62	264,244	2005	2005	0	0	0	12.75	87.25

1 SNGL FAM – 0% - 0 Heated Area: 1693 HX Base Yr



85770 RADIO AVE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	230,553
TOTAL MARKET OB/XF VALUE	3,464
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	314,017
SOH/AGL Deduction	60,968
ASSESSED VALUE	253,049
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,049
TOTAL JUST VALUE	314,017
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0408829	OTHER	0	12/01/2004
E0414039	ELEC OTHER	2,000	12/01/2004
M0409085	H/AC	0	12/01/2004
R046960	REPAIR/RRF	2,800	12/01/2004
B0414193	NEW CONSTR	148,549	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2263/1992	3/26/2019	WD	Q	I	02	245,000
GRANTOR: CROWTHER ROBERT T & A						
GRANTEE: PAGAN JAMIE E & ANT						
1611/0603	3/23/2009	QC	U	I	11	100
GRANTOR: CROWTHER CYNTHIA ANNE						
GRANTEE: CROWTHER ROBERT T						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2005] W24 BAS=[YR=2005] W22 S44 E10 S3 E9
FOP=[YR=2005] S3 E6 FGR=[YR=2005] S7 E21 N21 W21 S14 $ N7
W4 S4 W2 $ E2 N4 E4 N7 E21 N28 W24 N8 $ S8 E24 N8 $.

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
3	0940	SHEDS/PORT	0	0	14	10	140.00	SF	30.00	30.00	100	1995	1995	3	20	840	
4	0810	CONCRETE A	0	0	0	0	464.00	SF	6.50	6.50	100	2005	2005	3	87	2,624	

LAND DESCRIPTION

TOTAL OB/XF 3,464

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	000100	C	SFR	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 04/07/2022 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS