BLOCK 1 LOT 17
YULEE WOODS #4 PB 5/301 & 302

GARCIA KAYLA MARIE
85790 RADIO AVE
YULEE, FL 32097

2023

42-2N-27-4614-0001-0170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

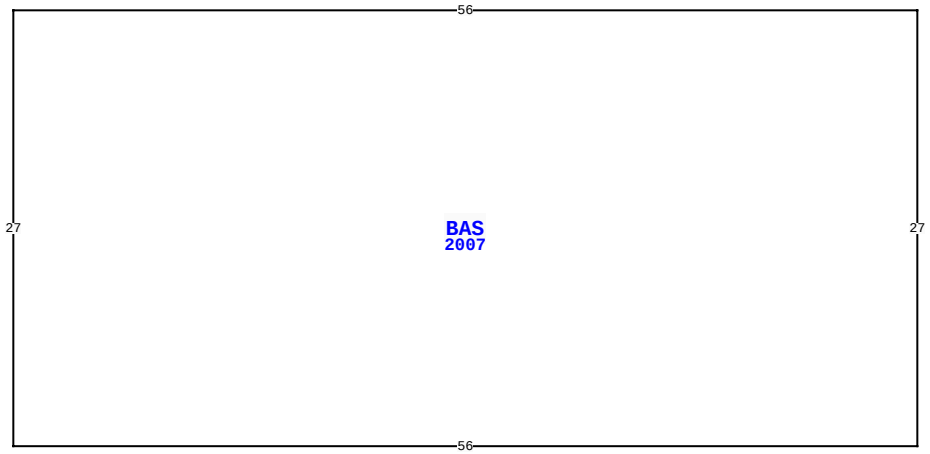
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	100,873
TOTALS	1,512		1,512	100,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	140.1600	98.11	148,342	2007	2010	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2020 Heated Area: 1512 HX Base Yr 2020



85790 RADIO AVE, YULEE

BLD DATE	03/04/2008 KK	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		100,873
TOTAL MARKET OB/XF VALUE		2,776
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		183,649
SOH/AGL Deduction		51,044
ASSESSED VALUE		132,605
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		82,605
TOTAL JUST VALUE		183,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4993	CO ISSUED	0	09/01/2007
MH4993	MH MOVE-ON	0	09/01/2007
P12702	OTHER	0	09/01/2007
M13233	MECH OTHER	0	08/01/2007
B0109154	FOUNDATION	310	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2595/1708	5/10/2019	FJ	U	I	11	0
GRANTOR: THORNLEY ROBERT JAMES						
GRANTEE: THORNLEY ROBERT MIC						
2592/1007	5/10/2019	FJ	U	I	11	0
GRANTOR: THORNLEY ROBERT JAMES						
GRANTEE: THORNLEY ROBERT MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W56 S27 E56 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	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	2009	2009	3	45	900	
2	0810	CONCRETE A	0	100	32	11	352.00	SF	6.50	6.50	100	2001	2001	3	82	1,876	

LAND DESCRIPTION

TOTAL OB/XF 2,776

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		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