

BLOCK 1 LOT 18
IN OR 626 PG 152
R434125 & R434126

DEROSSETT PAUL W & DIANNE S
85816 RADIO CT
YULEE, FL 32097

2023

42-2N-27-4614-0001-0180



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,560	100	1,560	35,896
TOTALS	1,560		1,560	35,896

EXTRA FEATURES														
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
1	0751	UOP	0 100	10	10	100.00	SF	10.00	10.00	100	2013	2013	3	75

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0820	02	1,560	118.0000	76.70	119,652	1986	1986	0	0	0	70.00	30.00		
1 M/H 93- - 100% - 0														
Heated Area: 1560														
HX Base Yr														
BAS 1993														

SALES DATA																						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																
0626/0152	5/14/1991	WD	Q	V		16,500																
GRANTOR: SHEFFIELD WM F ETAL																						
GRANTEE: DEROSSETT PAUL & D																						

BUILDING NOTES														
BAS=[YR=1993] W60 S26 E60 N26 \$.														

BUILDING DIMENSIONS														
BAS=[YR=1993] W60 S26 E60 N26 \$.														

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														PAGE 1 of 1 4
VALUATION BY														STANDARD
Tax Group: 4														Tax Dist:
BUILDING MARKET VALUE														35,896
TOTAL MARKET OB/XF VALUE														750
TOTAL LAND VALUE - MARKET														80,000
TOTAL MARKET VALUE														116,646
SOH/AGL Deduction														76,213
ASSESSED VALUE														40,433
TOTAL EXEMPTION VALUE														25,000
BASE TAXABLE VALUE														15,433
TOTAL JUST VALUE														116,646
NCON VALUE														0
INCOME VALUE														
PREVIOUS YEAR MKT VALUE														86,813