



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	VALUATION SUMMARY												
Exterior Wall	05	AVERAGE 100		0800	02	1,177	116.8000	81.76	96,232	2010	2010	0	0	0	32.00	68.00	STANDARD												
Roof Structur	03	GABLE/HIP 100		2 M/H 94+ - 100% - 2021										Heated Area: 1080				HX Base Yr 2021											
Roof Cover	03	COMP SHNGL 100		24 12 12 24 26 14 27 27 20 10 10 10 10 UOP 2021 BAS 2010 UOP 2021														BUILDING MARKET VALUE				81,637							
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE				1,440							
Interior Floo	14	CARPET 70																TOTAL LAND VALUE - MARKET				80,000							
Interior Floo	08	SHT VINYL 30																TOTAL MARKET VALUE				163,077							
Air Condition	03	CENTRAL 100																SOH/AGL Deduction				35,373							
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE				127,704							
Bedrooms		3 100																TOTAL EXEMPTION VALUE				50,000							
Bathrooms		2 100																BASE TAXABLE VALUE				77,704							
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE				163,077							
Stories	0	0 100																NCON VALUE				0							
Units		0 100																INCOME VALUE											
				PREVIOUS YEAR MKT VALUE				124,699																					
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	1,080	100	1,080	60,045																									
UOP	100	25	25	1,390																									
UOP	288	25	72	4,003																									
TOTALS					1,468		1,177	65,438																					
EXTRA FEATURES					85815 RADIO AVE, YULEE										BLD DATE			LGL DATE											
															XF DATE			LAND DATE											
															INC DATE			AG DATE											
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													
2	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00	100	1995	1995	3	20	1,440														

YARBROUGH TODD DANIEL JR & KAYLE L
85815 RADIO AVE
YULEE, FL 32097

2023

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