

THORNLEY ROBERT M & LISA L
85775 RADIO AVE
YULEE, FL 32097

42-2N-27-4614-0001-0230

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structure03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 90

Interior Floor08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

BedroomsBathroomsFrame02WOOD FRAME 100

Stories Units1.1. 100
0 100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4048.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,7621001,76282,322

FOP12830381,776

FOP31230944,392

TOTALS2,2021,89488,489

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A0000380.00SF6.506.50100199619963731,803

20681POLE SHED0081080.00SF15.0015.0010019961996325300

40500FP-PRE FAB00001.00UT3,500.003,500.00100199819983832,905

LAND DESCRIPTIONTOTAL OB/XF5,008

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH0OR0.000.001.00LT1.001.001.0080,000.0080,000.0080,000

REVIEW DATE04/07/2022BYNWA

Total Acres: 0.00Total Land Value: 80,000Market: 0Agricultural: 0Common: 80,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,894123.600086.52163,869199820030046.0054.00

M/H 94+ - 0% - 2023Heated Area: 1762HX Base Yr

26121226201413165427

FOP 2021BAS 1998FOP 1998

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

85753 RADIO AVE, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE88,489

TOTAL MARKET OB/XF VALUE5,008

TOTAL LAND VALUE - MARKET80,000

TOTAL MARKET VALUE173,497

SOH/AGL Deduction0

ASSESSED VALUE173,497

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE173,497

TOTAL JUST VALUE173,497

NCON VALUE93,497

INCOME VALUE

PREVIOUS YEAR MKT VALUE126,814

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / I RSN CD SALE PRICE

0660/03606/02/1992WDQV15,000

GRANTOR: SHEFFIELD WM ETAL

GRANTEE: THORNLEY ROBT & LIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 FOP=[YR=2021] N12 W26 S12 E26\$ W50S27 E54 FOP=[YR=1998] E16 N13 W8 S10 W8 S3\$ N3 E8 N10 E8 N14\$.