LOTS 1 & 2
IN OR 1101 PG 27
PIERCES SUB PB 3/66

BODDIE FRED W
85126 RADIO AVE
YULEE, FL 32097

2024

42-2N-27-4420-0001-0000

BUILDING CHARACTERISTICS

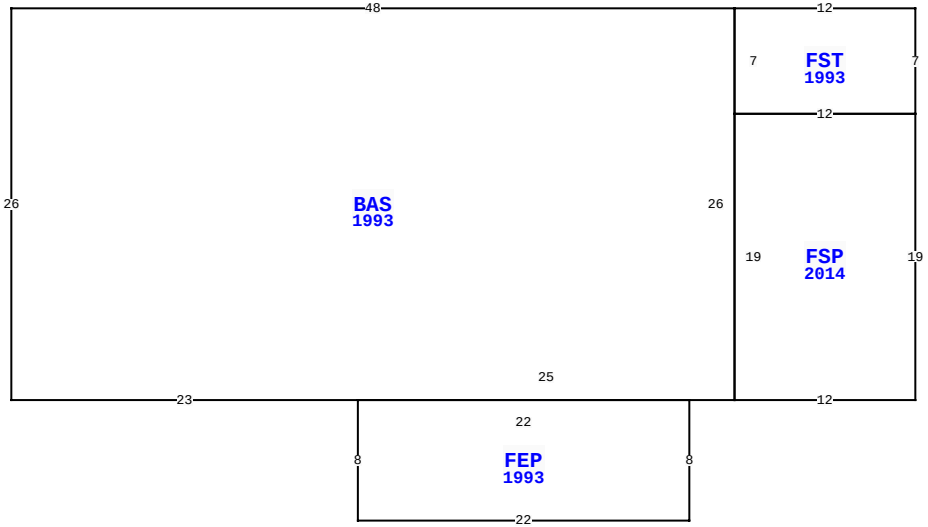
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	97,808
FEP	176	80	141	11,050
FSP	228	40	91	7,132
FST	84	55	46	3,605
TOTALS	1,736		1,526	119,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,526	137.4960	130.62	199,326	1963	1963	0	0	0	40.00	60.00

1 SINGLE FAM – 100% - 2004 Heated Area: 1248 HX Base Yr 2004



85126 WINONA BAYVIEW RD, YULEE

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

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	10	20	200.00	SF	10.00	10.00	100	1998	1998	3	20	400	
2	0812	CONCRETE C	0	100	0	0	2,519.00	SF	4.00	4.00	100	1998	1998	3	75	7,557	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	2003	2003	3	21	819	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		125,002
TOTAL MARKET OB/XF VALUE		8,776
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		213,778
SOH/AGL Deduction		102,198
ASSESSED VALUE		111,580
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		61,580
TOTAL JUST VALUE		213,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1225469	ELEC OTHER	0	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1101/0027	12/16/2002	WD	Q	I		117,500
GRANTOR: LONG AMY TERESA						
GRANTEE: BODDIE FRED W & VIC						
0877/1494	4/07/1999	WD	U	I	09	87,000
GRANTOR: TURNER HELEN MELANIE						
GRANTEE: LONG AMY T						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 BAS=[YR=1993] W48 S26 E23 FEP=[YR=1993] S8 E22 N8 W22$ E25 FSP=[YR=2014] E12 N19 W12 S19$ N26$ S7 E12 N7$.

LAND DESCRIPTION

TOTAL OB/XF 8,776

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	000100	C	SFR	100		RM	200.00	110.00	2.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	80,000							

REVIEW DATE 03/31/2020 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

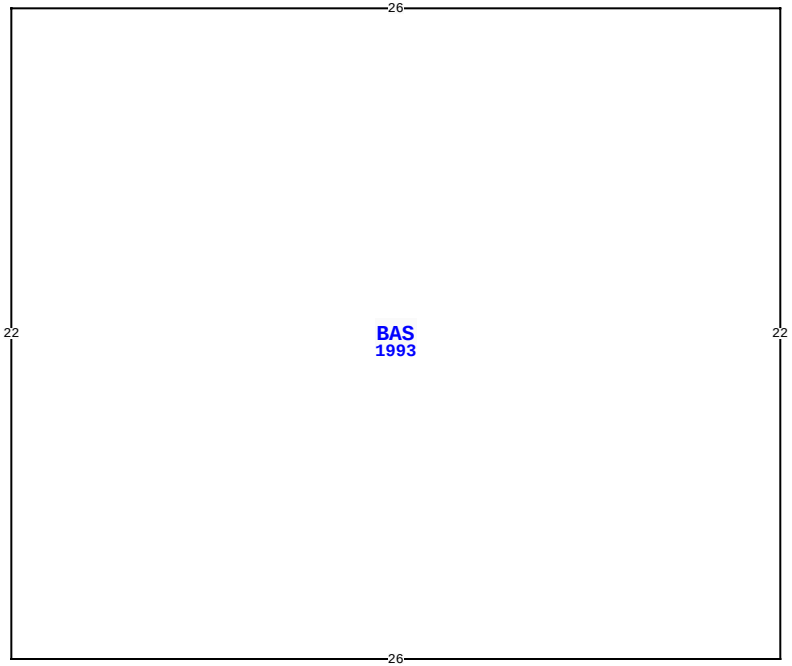
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	572	5,406
TOTALS	572		572	5,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	572	54.0000	18.90	10,811	1978	1978	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2004 Heated Area: 572 HX Base Yr 2004



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TOTAL JUST VALUE		213,778
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: TURNER HELEN MELANIE						
GRANTEE: LONG AMY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S22 E26 N22$.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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