



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 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	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	1,324	100	1,324	77,957
FOP	20	30	6	353
FOP	126	30	38	2,237
UDG	676	55	372	21,903
TOTALS	2,146		1,740	102,450

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0802	ASPHALT B	0	0	0	0	504.00	SF	2.40	2.40	
2	0811	CONCRETE B	0	0	0	0	865.00	SF	5.20	5.20	
3	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	RM	100.00	120.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,740	92.5000	87.88	152,911	1962	1972	0	0	33.00	67.00
1 SINGLE FAM - 0% - 0 Heated Area: 1324 HX Base Yr											

85166 RADIO AVE, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											102,450
TOTAL MARKET OB/XF VALUE											2,342
TOTAL LAND VALUE - MARKET											50,000
TOTAL MARKET VALUE											154,792
SOH/AGL Deduction											19,084
ASSESSED VALUE											135,708
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											135,708
TOTAL JUST VALUE											154,792
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											150,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00832	ADDITION	4,070	03/01/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2342/0386	2/26/2020	LE	U	I	11	100			
GRANTOR: BEDNAR WILLIAM E & NI									
GRANTEE: THEM THAT TRUST									
2313/1739	10/21/2019	WD	U	I	11	100			
GRANTOR: BEDNAR WILLIAM E L/E									
GRANTEE: BEDNAR WILLIAM E &									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1993] W9 BAS=[YR=1993] W49 S25 E26 FOP=[YR=1993] S4 E5 N4 W5\$ E32 N11 W9 N14\$ S14 E9 N14\$PTR=E15 UDG=[YR=1993] E26 S26 W26 N26\$ W15\$.											

TOTAL OB/XF											
2,342											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	RM	100.00	120.00	1.00	LT	