LOTS 1 2 & 17
TERMINAL HEIGHTS SUB PB 5/9

PEACOCK LAURA
85125 RADIO AVE
YULEE, FL 32097

2024

42-2N-27-4460-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

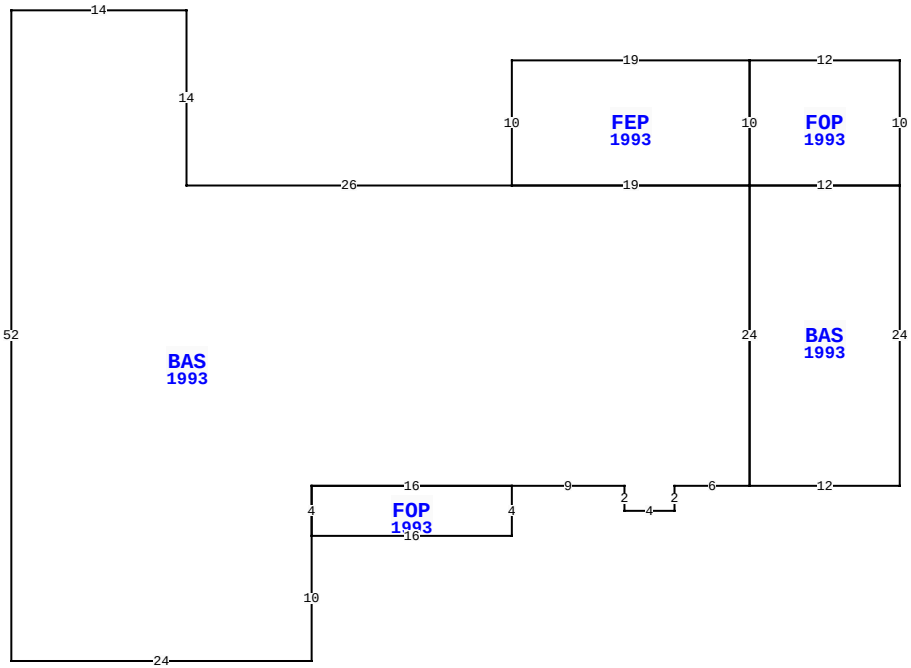
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	288	25,113
BAS	1,956	100	1,956	170,559
FEP	190	80	152	13,254
FOP	64	30	19	1,657
FOP	120	30	36	3,139
TOTALS	2,618		2,451	213,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,451	116.9280	111.08	272,257	1964	1980	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2244 HX Base Yr 2021



85125 RADIO AVE, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		230,704
TOTAL MARKET OB/XF VALUE		34,491
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		395,195
SOH/AGL Deduction		194,080
ASSESSED VALUE		201,115
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		151,115
TOTAL JUST VALUE		395,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002382	REPAIR/RRF	3,000	03/01/2000
B9805229	SWIM POOL	19,950	08/04/1998
963022	REMODEL	10,200	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2383/0945	8/10/2020	PR	U	I	19	223,000
GRANTOR: LANDRUM EARL LADON JR						
GRANTEE: PEACOCK LAURA						
1906/1473	3/10/2014	WD	U	I	30	142,800
GRANTOR: CRUMP IVEY M SR & MAR						
GRANTEE: CRUMP LESLIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-31,0] W26 N14 W14 S52 E24 N10 N4 E16 E9 S2 E4 N2 E6 N24 W19 $
BAS=[YR=1993;ORIG=0,0] W12 S24 E12 N24 $
FEP=[YR=1993;ORIG=-12,-10] W19 S10 E19 N10 $
FOP=[YR=1993;ORIG=0,0] N10 W12 S10 E12 $
FOP=[YR=1993;ORIG=-47,28] E16 N4 W16 S4 $
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0811	CONCRETE B	0	100	0	0	1,430.00	SF	5.20	5.20	100	1985	1985	3	47	3,495	
4	0811	CONCRETE B	0	100	35	40	1,400.00	SF	5.20	5.20	100	1994	1994	3	68	4,950	
5	0810	CONCRETE A	0	100	52	4	208.00	SF	6.50	6.50	100	1995	1995	3	70	946	
6	0811	CONCRETE B	0	100	0	0	1,540.00	SF	5.20	5.20	100	1995	1995	3	70	5,606	
7	0861	POOL GUNIT	0	100	0	0	544.00	SF	85.00	85.00	100	1998	1998	3	21	9,710	
8	0845	KOOL DECK	0	100	0	0	1,500.00	SF	7.25	7.25	100	1998	1998	3	75	8,156	

LAND DESCRIPTION

TOTAL OB/XF 34,491

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		RSF-2	210.00	100.00	2.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	80,000							
2	000100	C	SFR	100	0006	RSF-2	100.00	100.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/29/2024 BY KWA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/06/2024 BY SYS

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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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

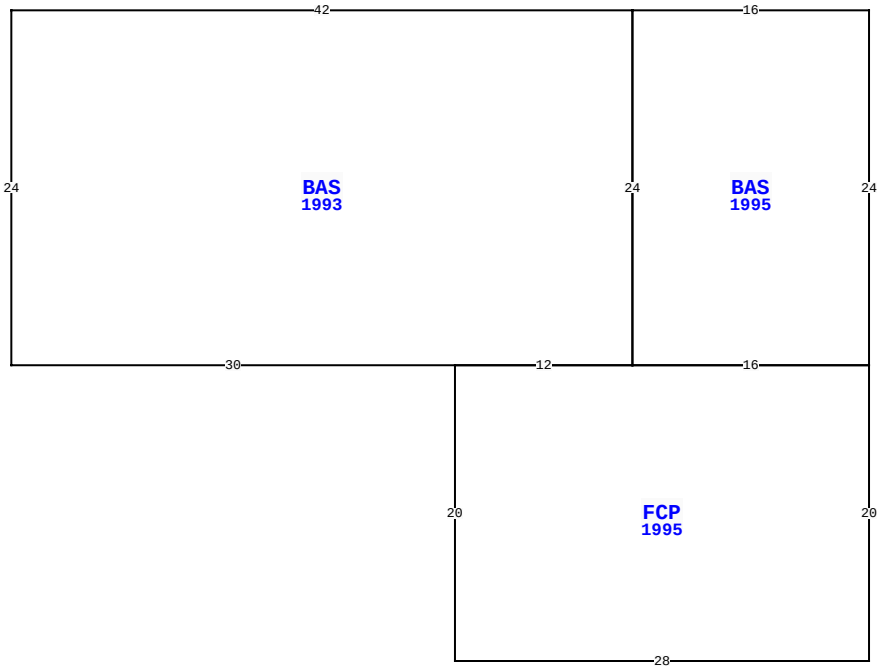
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	11,174
BAS	384	100	384	4,257
FCP	560	25	140	1,552
TOTALS	1,952		1,532	16,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,532	63.3420	22.17	33,964	1978	1985	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2021 Heated Area: 1392 HX Base Yr 2021



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GRANTOR: CRUMP IVEY M SR & MAR						
GRANTEE: CRUMP LESLIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-36,0] W42 S24 E30 E12 N24 $
FCP=[YR=1995;ORIG=-48,44] E28 N20 W16 W12 S20 $
BAS=[YR=1995;ORIG=-20,0] W16 S24 E16 N24 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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