

LOT 8
YULEE FARMS R/P OF LOTS 1 & 2
DBK 251/66

FURINA CHERYL GALLAGHER
85104 RADIO AVE
YULEE, FL 32097

2024

42-2N-27-4520-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMMT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	884	100	884	86,297
BAS	360	100	360	35,144
FOP	212	30	64	6,248
FOP	312	30	94	9,177
UST	64	45	29	2,831
TOTALS	1,832		1,431	139,696

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0825	BRICK	0 100	15	4	60.00	SF	12.50	12.50	100	2004
2	1242	WD DECK A	0 100	0	0	483.00	SF	10.00	10.00	100	2004
3	0350	CARPORT WD	0 100	19	10	190.00	SF	13.00	13.00	100	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RM	100.00	200.00	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	1,431	125.3200	119.05	170,361	1982	1987	0	0	0 18.00	82.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1244 HX Base Yr 2023											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

85104 RADIO AVE, YULEE

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
12.50	100	2004	2004	3	96	720	
10.00	100	2004	2004	3	22	1,063	
13.00	100	2004	2004	3	22	543	

TOTAL OB/XF											
2,326											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		139,696	
TOTAL MARKET OB/XF VALUE		2,326	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		192,022	
SOH/AGL Deduction		447	
ASSESSED VALUE		191,575	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		141,575	
TOTAL JUST VALUE		192,022	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		185,995	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000913	REROOF	10,500	02/05/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2550/0176	3/23/2022	WD	Q	I	01	220,000
GRANTOR: WILKINS RUSSELL G & T						
GRANTEE: FURINA CHERYL GALLA						
1393/0176	3/02/2006	QC	U	I	01	19,800
GRANTOR: STREET TERRY M						
GRANTEE: WILKINS RUSSELL G &						

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=-26,6] S34 E26 N8 N8 W26 \$											
BAS=[YR=2006;ORIG=0,32] E20 N18 W20 S18 \$											
FOP=[YR=1993;ORIG=-26,40] S12 E26 N12 W26 \$											
FOP=[YR=1993;ORIG=0,0] W6 N6 W12 S8 W8 S4 E26 N6 \$											
UST=[YR=2006;ORIG=-18,-6] W8 S8 E8 N8 \$											