

BLOCK 8 LOT 1
R673392 & R673393
YULEE WOODS #3 PB 5/239

BURNS DEREK & CHRISTINA
85702 RADIO AVENUE
YULEE, FL 32097

2024

42-2N-27-4613-0008-0010



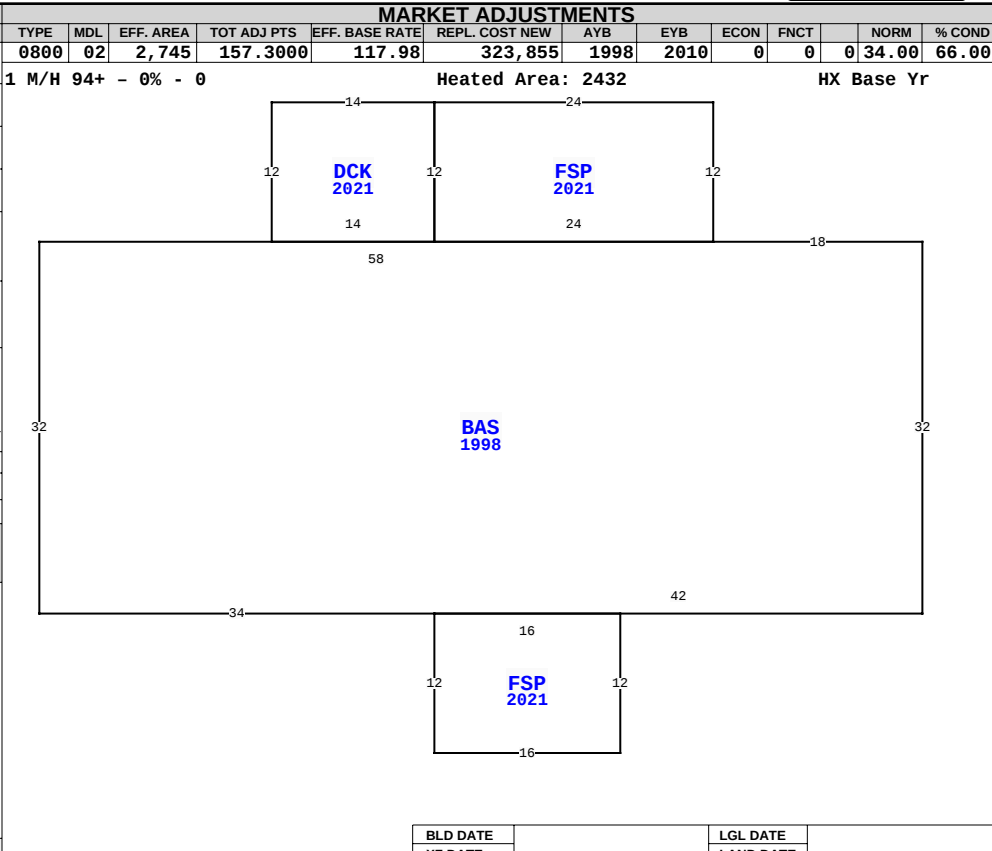
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,432	100	2,432	189,372
DCK	168	15	25	1,947
FSP	192	60	115	8,955
FSP	288	60	173	13,471
TOTALS	3,080		2,745	213,744

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0803	ASPHALT C	0	0	0	0	2,148.00	SF	2.00	2.00	
3	0351	CARPORT MT	0	0	33	25	825.00	SF	10.00	10.00	
4	0351	CARPORT MT	0	0	20	12	240.00	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	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	LT	



85702 RADIO AVE, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	213,744		
TOTAL MARKET OB/XF VALUE	10,841		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	304,585		
SOH/AGL Deduction	40,584		
ASSESSED VALUE	264,001		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	264,001		
TOTAL JUST VALUE	304,585		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	296,974		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26448	ADDITION	14,940	09/03/2012
B26449	ADDITION	4,781	09/03/2012
MH982435	MH MOVE-ON	0	11/01/1998
9017	MH MOVE-ON	10,000	08/25/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2514/0530	11/16/2021	WD	Q	I	01	260,000
GRANTOR: WINGATE ADAM CECIL &						
GRANTEE: BURNS DEREK & CHRIS						
2092/0123	12/14/2016	WD	Q	I	01	140,000
GRANTOR: TUCKER RICHARD A & JU						
GRANTEE: WINGATE ADAM CECIL						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W18 FSP=[YR=2021] N12 W24 DCK=[YR=2021] W14 S12 E14 N12\$ S12 E24\$ W58 S32 E34 FSP=[YR=2021] S12 E16 N12 W16\$ E42 N32\$.											