BLOCK 8 LOT 8
IN OR 636 PG 3
R583942 & R583943

FREEMAN BROWARD J & CYNTHIA L
85544 RADIO AVE
YULEE, FL 32097

2024

42-2N-27-4613-0008-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

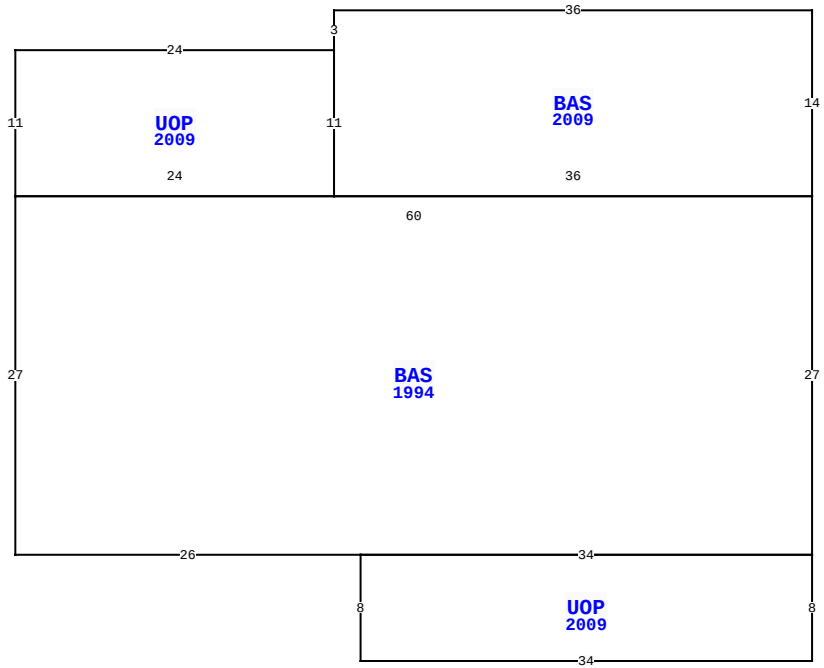
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,620	100	1,620	92,729
BAS	504	100	504	28,849
UOP	264	25	66	3,778
UOP	272	25	68	3,893
TOTALS	2,660		2,258	129,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,258	152.6400	114.48	258,496	1994	2002	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 0 Heated Area: 2124 HX Base Yr



85544 RADIO AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		165,861
TOTAL MARKET OB/XF VALUE		78,812
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		324,673
SOH/AGL Deduction		146,125
ASSESSED VALUE		178,548
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,548
TOTAL JUST VALUE		324,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24162	CARPORT	13,531	11/01/2010
B24163	GARAGE	37,114	11/01/2010
B23243	XFOB	18,334	01/01/2010
R11084	REPAIR/RRF	1,900	03/01/2008
B21173	DET GARAGE	33,264	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0636/0003	9/11/1991	WD	Q	V		14,500

GRANTOR: SHEFFIELD WM F ETAL
GRANTEE: FREEMAN BROWARD & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W36 S3 UOP=[YR=2009] W24 S11 BAS=[YR=1994] S27 E26 UOP=[YR=2009] S8 E34 N8 W34$ E34 N27 W60$ E24 N11$ S11 E36 N14 $.

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	0351	CARPORT MT	0	100	25	20	500.00	SF	6.60	6.60	100	2010	2010	3	45	1,485	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	2010	2010	3	45	1,755	
3	0810	CONCRETE A	0	100	0	0	255.00	SF	6.50	6.50	100	2010	2010	3	91	1,508	
4	0479	VF PICKET	0	100	0	0	360.00	LF	10.00	10.00	100	2010	2010	3	78	2,808	
5	0476	VF 6 SBPL	0	100	0	0	572.00	LF	32.00	32.00	100	2010	2010	3	78	14,277	
6	0910	SCRN RM L	0	100	47	23	1,081.00	SF	15.00	15.00	100	2010	2010	3	45	7,297	
7	0855	CONC PAVER	0	100	0	0	4,346.00	SF	10.00	10.00	100	2010	2010	3	91	39,549	
8	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2010	2010	3	78	702	
9	0803	ASPHALT C	0	100	0	0	5,483.00	SF	2.00	2.00	100	2020	2020	3	86	9,431	

LAND DESCRIPTION

TOTAL OB/XF 78,812

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 06/15/2022 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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YULEE, FL 32097

2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

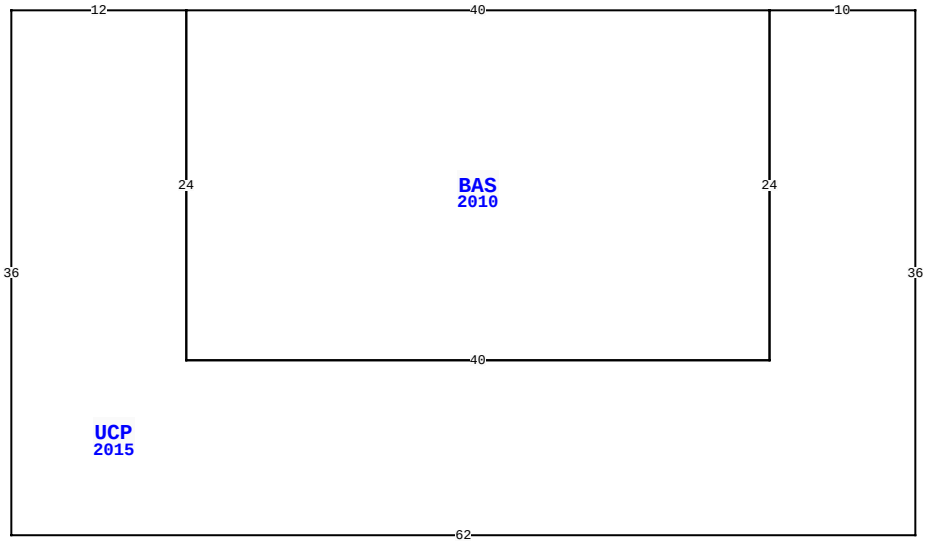
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	960	100	960	16,023
UCP	1,272	20	254	4,239
TOTALS	2,232		1,214	20,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,214	56.7630	19.87	24,122	2010	2010	0	0	0	16.00	84.00

2 GARAGE RES – 100% - 0 Heated Area: 960 HX Base Yr



85544 RADIO AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		165,861
TOTAL MARKET OB/XF VALUE		78,812
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		324,673
SOH/AGL Deduction		146,125
ASSESSED VALUE		178,548
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,548
TOTAL JUST VALUE		324,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0636/0003	9/11/1991	WD	Q	V		14,500

GRANTOR: SHEFFIELD WM F ETAL

GRANTEE: FREEMAN BROWARD & C

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2015] W10 BAS=[YR=2010] W40 S24 E40 N24$ S24 W40 N24 W12 S36 E62 N36$.

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

REVIEW DATE 06/15/2022 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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ELEMENT	CD	CONSTRUCTION
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Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

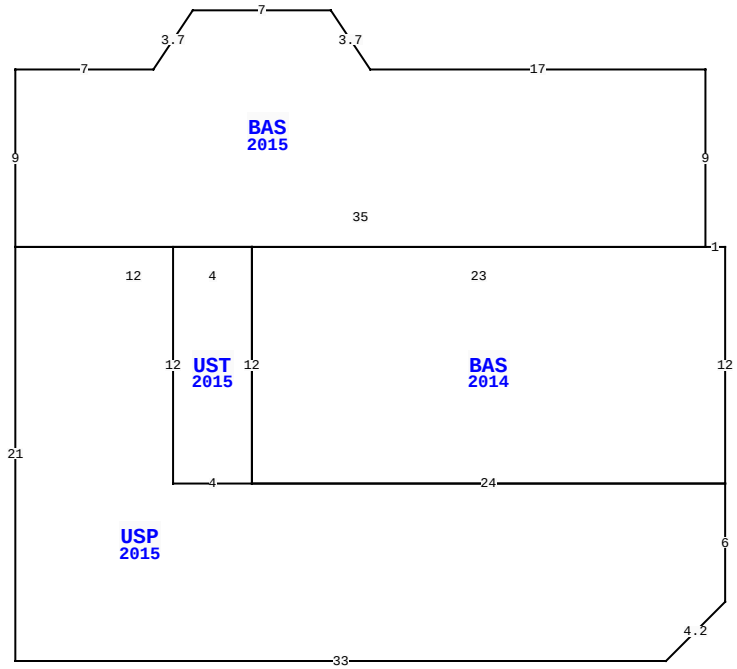
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	288	5,953
BAS	342	100	342	7,070
USP	464	30	139	2,873
UST	48	45	22	455
TOTALS	1,142		791	16,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
0150	01	791	95.0400	47.52	37,588	2008	2010	0	0	50	6.50	43.50

3 ACCESORY U – 100% - 0 Heated Area: 630 HX Base Yr



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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0636/0003	9/11/1991	WD	Q	V		14,500

GRANTOR: SHEFFIELD WM F ETAL
GRANTEE: FREEMAN BROWARD & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W1 BAS=[YR=2015] N9 W17 U3 L2 W7 L2 D3 W7 S9 USP=[YR=2015] S21 E33 R3 U3 N6 W24 N12 W12$ E35$ W23 UST=[YR=2015] W4 S12 E4 N12$ S12 E24 N12$.

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

REVIEW DATE 06/15/2022 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS