BLOCK 8 LOT 13
IN OR 941/253
YULEE WOODS #3 PB 5/239

SLAYTON PAULA
85652 KIRKLAND RD
YULEE, FL 32097

2024

42-2N-27-4613-0008-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

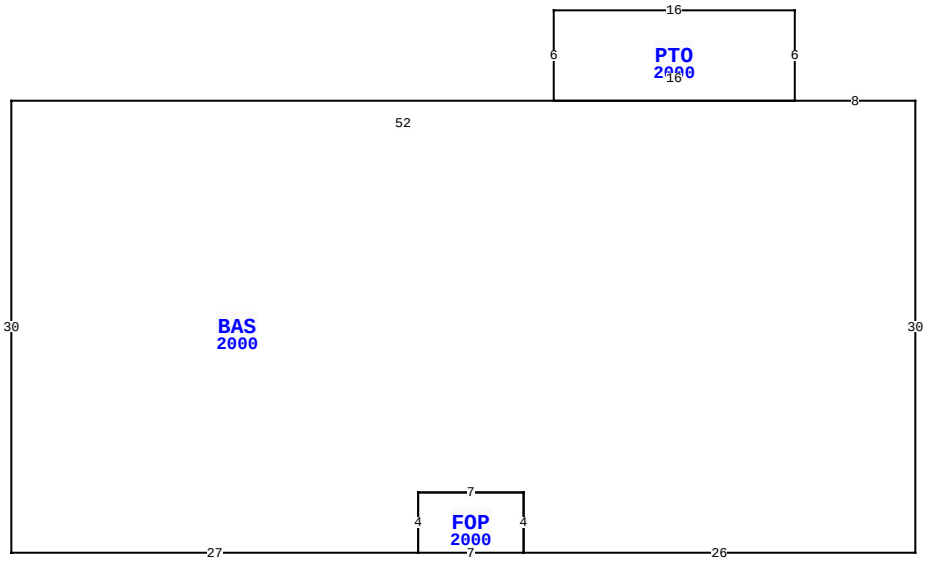
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1,772	200,094
FOP	28	30	8	904
PTO	96	5	5	565
TOTALS	1,896		1,785	201,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,785	148.1200	140.71	251,167	2000	2000	0	0	0	19.75	80.25

1 SINGLE FAM – 0% - 0 Heated Area: 1772 HX Base Yr



85442 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	201,562
TOTAL MARKET OB/XF VALUE	18,102
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	299,664
SOH/AGL Deduction	57,521
ASSESSED VALUE	242,143
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,143
TOTAL JUST VALUE	299,664
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007061	NEW CONSTR	71,386	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0941/0253	7/18/2000	WD	Q	I		113,000
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: SLAYTON PAULA						
0915/1633	1/18/2000	WD	Q	V		24,000
GRANTOR: RITZ NORMAN L & BREND						
GRANTEE: ARNETT PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W8 PTO=[YR=2000] N6 W16 S6 E16$ W52 S30 E27
FOP=[YR=2000] E7 N4 W7 S4$ N4 E7 S4 E26 N30$.

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	1127	BRICK 8"	0	0	6	3	18.00	SF	11.00	11.00	100	2000	2000	3	94	186	
2	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	
3	0812	CONCRETE C	0	0	0	0	4,986.00	SF	4.00	4.00	100	2000	2000	3	79	15,756	
4	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	100	2001	2001	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 18,102

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS