BLOCK 1 LOT 20
IN OR 1218/392
R672606 & R672607

CHRISTMAS CHRISTOPHER & DARLA J
85809 RADIO AVE
YULEE, FL 32097

2024

42-2N-27-4614-0001-0200

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

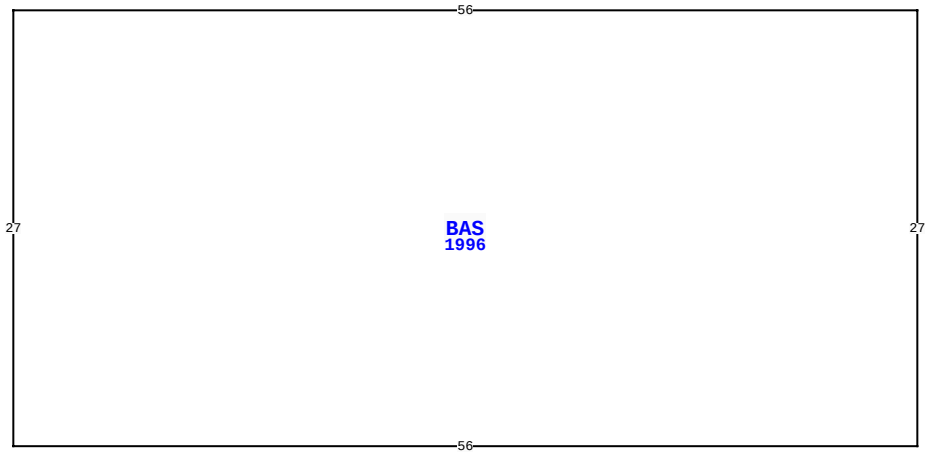
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	46,517
TOTALS	1,512		1,512	46,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	117.2000	87.90	132,905	1996	1996	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2005 Heated Area: 1512 HX Base Yr 2005



85809 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		46,517
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		129,282
SOH/AGL Deduction		69,495
ASSESSED VALUE		59,787
TOTAL EXEMPTION VALUE	HX HB	34,787
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		129,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
962943	XFOB	1,520	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1218/0392	3/26/2004	WD	Q	I		81,500
GRANTOR: THOMPSON JAMES E & SI						
GRANTEE: CHRISTIMAS CHRISTOP						
0742/0165	10/20/1995	WD	Q	V		21,500
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: THOMPSON JAMES & SI						

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	1996	1996	3	79	2,765	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W56 S27 E56 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 2,765

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

REVIEW DATE 04/07/2022 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS