BLOCK 1 LOT 23
IN OR 660 PG 360
R787401 & R787402

THORNLEY ROBERT M & LISA L
85775 RADIO AVE
YULEE, FL 32097

2024

42-2N-27-4614-0001-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

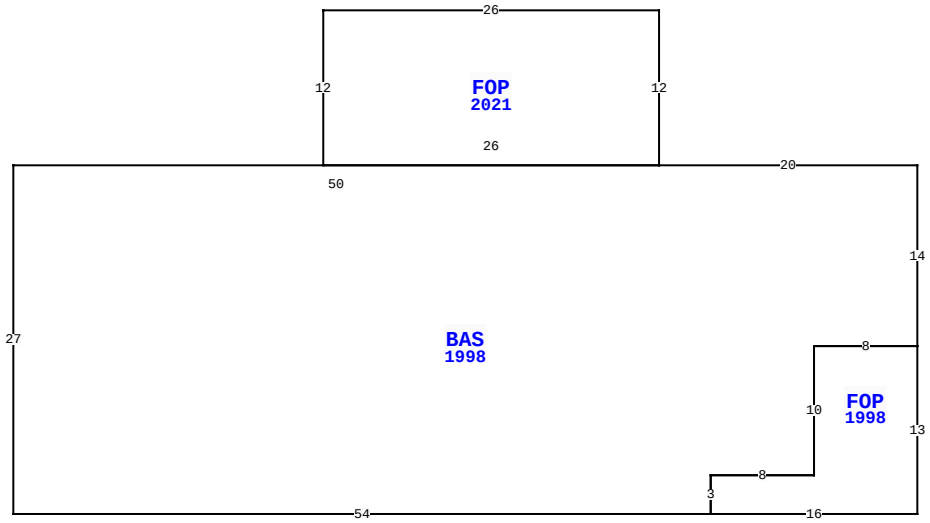
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,762	100	1,762	84,935
FOP	128	30	38	1,832
FOP	312	30	94	4,531
TOTALS	2,202		1,894	91,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,894	123.6000	92.70	175,574	1998	2003	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 2023 Heated Area: 1762 HX Base Yr



85753 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	91,298
TOTAL MARKET OB/XF VALUE	4,901
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	176,199
SOH/AGL Deduction	0
ASSESSED VALUE	176,199
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,199
TOTAL JUST VALUE	176,199
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217770	H/AC	0	11/01/2012
M982386	MH MOVE-ON	0	09/01/1998
8156	XFOB	300	06/09/1992
8931	MH MOVE-ON	10,000	06/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0660/0360	6/02/1992	WD	Q	V		15,000

GRANTOR: SHEFFIELD WM ETAL

GRANTEE: THORNLEY ROBT & LIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 FOP=[YR=2021] N12 W26 S12 E26$ W50S27 E54
FOP=[YR=1998] E16 N13 W8 S10 W8 S3$ N3 E8 N10 E8 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	0810	CONCRETE A	0	0	0	0	380.00	SF	6.50	6.50	100	1996	1996	3	72	1,778	
2	0681	POLE SHED	0	0	8	10	80.00	SF	15.00	15.00	100	1996	1996	3	24	288	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 4,901

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	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 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