

PT OF UNNUMBERED TRACT PT
OR 2099/1423 BEING PARCEL 1
SUB OF GOVT LOT 9 IN

BRADBERRY CYNTHIA L
75179 RANDY ROAD
YULEE, FL 32097

2025

14-2N-26-4280-0002-0170



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	30	VINYL 100	0820	02	1,454	123.2000	98.56	143,306	1988	1993	0	0	0	70.00	30.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 0													Heated Area: 1454													
Roof Cover	12	MODULAR MT 100														HX Base Yr													
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																05													
NEIGHBORHOOD/LOC			5001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,454	100	1993	1,454	42,992																								
TOTALS			1,454			1,454	42,992																						
EXTRA FEATURES						75179 RANDY RD, YULEE																							
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												
1	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	1970	1970	3	20	257													
2	0681	POLE SHED	0	0	20	10	200.00	SF	15.00	15.00	100	1970	1970	3	20	600													
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170													
4	0811	CONCRETE B	0	0	0	0	818.00	SF	5.20	5.20	100	1994	1994	3	66	2,807													
5	0350	CARPORT WD	0	0	16	16	256.00	SF	13.00	13.00	100	2000	2000	3	20	666													
6	0200	BARN WD 0-	0	0	40	30	1,200.00	SF	20.00	20.00	100	2000	2000	3	27	6,480													
7	0752	USP	0	0	16	40	640.00	SF	15.00	15.00	100	2012	2012	3	64	6,144													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000												
REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS																													