LOT MIDDLE 1/3 OF 3
IN OR 2090/1177 & W1/3 OF
LOT 3 & E1/2 OF LOT 4

SILVIA SETH D & ABIGAIL HELEN
85091 RADIO AVE
YULEE, FL 32097

2025

42-2N-27-4480-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

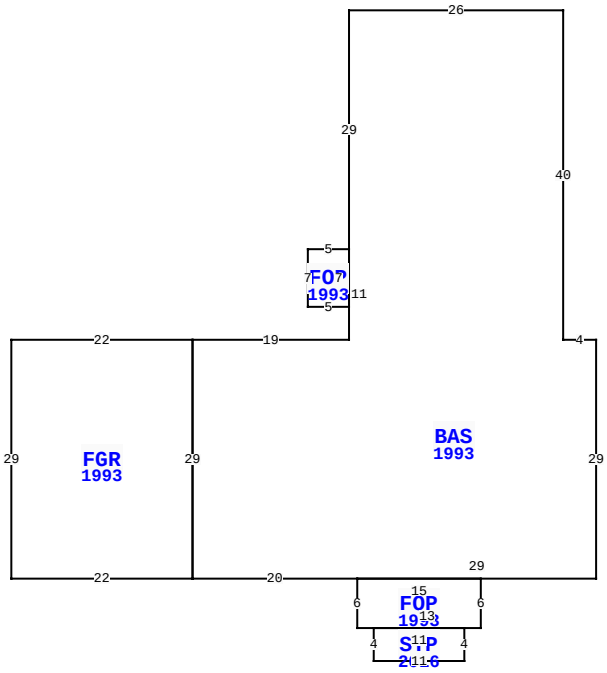
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,461	100	1993	2,461	166,891
FGR	638	55	1993	351	23,803
FOP	35	30	1993	10	678
FOP	90	30	1993	27	1,831
STP	44	10	2016	4	272
TOTALS	3,268			2,853	193,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,853	101.1440	101.14	288,552	1965	1975	0	0	0	32.95	67.05

1 SINGLE FAM – 100% - 2025 Heated Area: 2461 HX Base Yr 2025



85091 RADIO AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,344
TOTAL MARKET OB/XF VALUE		5,496
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		397,840
SOH/AGL Deduction		67,890
ASSESSED VALUE		329,950
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		279,228
TOTAL JUST VALUE		397,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008027	GARAGE	44,049	09/02/2020
B1700223	REPAIR/RRF	0	01/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2597/0747	10/19/2022	WD	Q	I	01	425,000
GRANTOR: CHATTERTON SEAN & ANG						
GRANTEE: SILVA SETH DAVID &						
2119/0409	5/08/2017	PR	U	V	19	46,000
GRANTOR: DAVIS MARL D P/R OF M						
GRANTEE: CHATTERTON SEAN E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S29 FOP=[YR=1993] W5 S7 E5 N7 $ S11 W19
FGR=[YR=1993] W22 S29 E22 N29 $ S29 E20 FOP=[YR=1993] S6 E2
STP=[YR=2016] S4 E11 N4 W11$ E13 N6 W15 $ E29 N29 W4 N40$.

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	0811	CONCRETE B	0	100	22	50	1,100.00	SF	5.20	5.20	100	1986	1986	3	47	2,688	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
3	0810	CONCRETE A	0	100	32	4	128.00	SF	6.50	6.50	100	1985	1985	3	44	366	
4	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	1985	1985	3	44	412	

LAND DESCRIPTION

TOTAL OB/XF 5,496

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	RES	100		RSF-	2300.00	200.00	3.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	180,000							

REVIEW DATE 11/23/2020 BY NW Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

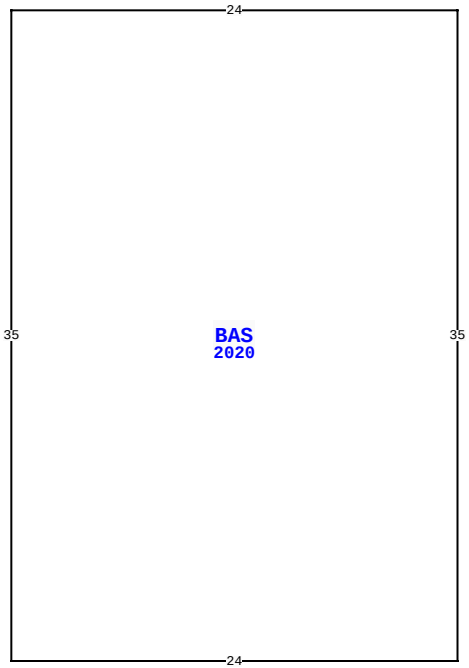
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2020	840	18,870
TOTALS	840			840	18,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	63.2500	23.40	19,656	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2025 Heated Area: 840 HX Base Yr 2025



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2119/0409	5/08/2017	PR	U	V	19	46,000
GRANTOR: DAVIS MARL D P/R OF M						
GRANTEE: CHATTERTON SEAN E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S35 E24 N35$.

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 11/23/2020 BY NW Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS