W1/2 OF LOT 4
IN OR 2243/269
SUB OF CHARLOTTE STEVENS

DUNN JARED J & BETHANY
85045 RADIO AVE
YULEE, FL 32097

2025

42-2N-27-4480-0004-0000

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

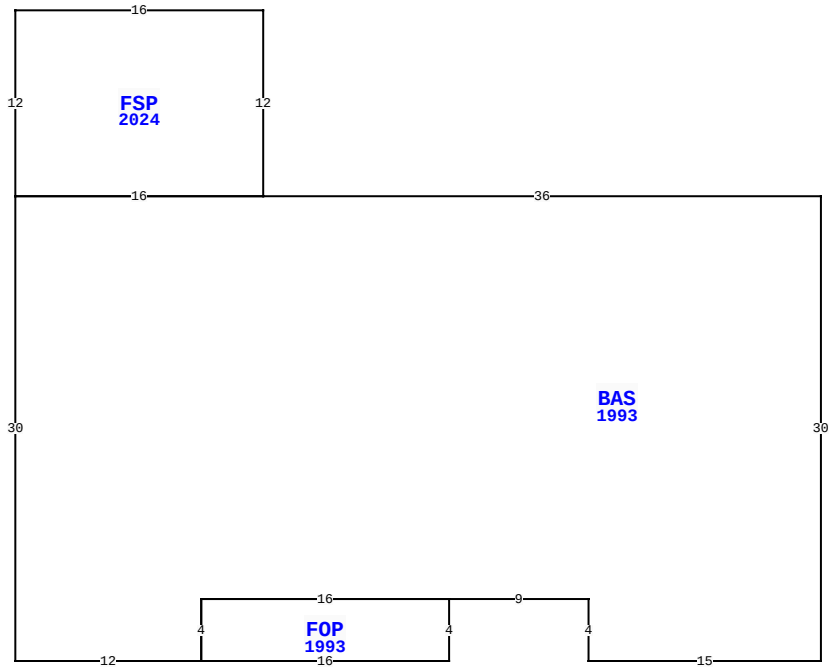
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100	1993	1,460	221,558
FOP	64	30	1993	19	2,883
FSP	192	40	2024	77	11,685
TOTALS	1,716			1,556	236,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,556	126.6840	167.22	260,194	1960	2015	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2019 Heated Area: 1460 HX Base Yr 2019



85045 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		236,126
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		296,526
SOH/AGL Deduction		108,321
ASSESSED VALUE		188,205
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,483
TOTAL JUST VALUE		296,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011051	REMODEL	50,000	12/12/2017
B26333	REMODEL	2,000	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/0269	11/23/2018	SW	Q	I	01	200,000
GRANTOR: CORNERSTONE INVESTMEN						
GRANTEE: DUNN JARED J & BETH						
2127/0089	6/09/2017	WD	U	I	11	100
GRANTOR: CELEBRATION ASSEMBLY						
GRANTEE: CORNERSTONE INVESTM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W36 W16 S30 E12 N4 E16 E9 S4 E15 N30 $
FOP=[YR=1993;ORIG=-40,30] E16 N4 W16 S4 $
FSP=[YR=2024;ORIG=-52,0] E16 N12 W16 S12 $
.

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	100	0	0	246.00	SF	6.50	6.50	100	1975	1975	3	25	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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	0006	RSF-	2100.00	170.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/05/2024 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS