

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	14	CARPET 80
Interior Floor	05	ASPH TILE 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,379	117.5200	117.52	162,060	1956	1985	0	0	29.50	70.50

1 SINGLE FAM - 0% - 2025 Heated Area: 1223 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		114,252
TOTAL MARKET OB/XF VALUE		4,868
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		215,120
SOH/AGL Deduction		0
ASSESSED VALUE		215,120
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		215,120
TOTAL JUST VALUE		215,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,186

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
BAS	875	100
BAS	348	100
FEP	143	80
FOP	24	30
UOP	176	20
TOTALS	1,566	

85064 RADIO AVE, YULEE

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/575	7/22/2024	WD	U	I	37	170,000
GRANTOR: GALIGER JOHANNA J						
GRANTEE: LV ELITE GROUP LLC						
2716/580	6/04/2024	FJ	U	I	11	0
GRANTOR: GALIGER SAMUEL C						
GRANTEE: GALIGER JOHANNA J						

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	0510	GARAGE WD-	0	0 41 16	656.00	SF	35.00	35.00	100	1959	1959	3	20	4,592	
2	0681	POLE SHED	0	0 10 8	80.00	SF	15.00	15.00	100	1996	1996	3	23	276	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W18 FEP=[YR=1993] N11 W13 UOP=[YR=1993] W16 S11 BAS=[YR=2012] S29 E12 N29 W12 \$ E16 N11 \$ S11 E13 \$ W17 S25 E10 FOP=[YR=1993] S4 E6 N4 W6 \$ E25 N25 \$.	

LAND DESCRIPTION		TOTAL OB/XF 4,868																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	200.00	217.00	2.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	96,000							