LOT 7
YULEE FARMS R/P OF LOTS 1 & 2
DBK 251/66

DENISON DAVID C & JAIDI/DENISON JAMES L
85086 RADIO AVENUE
YULEE, FL 32097

2025

42-2N-27-4520-0007-0000

BUILDING CHARACTERISTICS

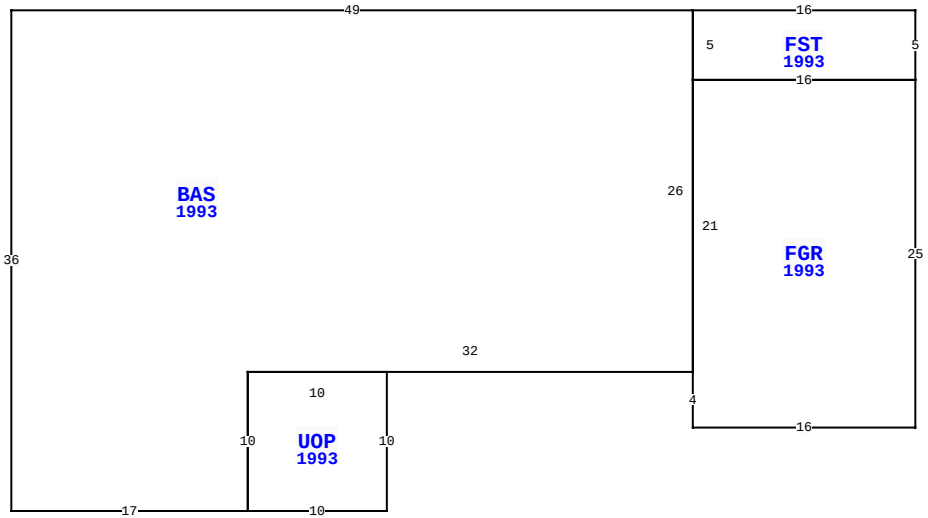
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,444	100	1993	1,444	146,404
FGR	400	55	1993	220	22,305
FST	80	55	1993	44	4,461
UOP	100	20	1993	20	2,028
TOTALS	2,024			1,728	175,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,728	154.7900	154.79	267,477	1970	1975	0	0	0	34.50	65.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1444 HX Base Yr



85086 RADIO AVE, YULEE

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

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	0812	CONCRETE C	0	0	0	0	1,476.00	SF	4.00	4.00	100	1990	1990	3	57	3,365	
2	0351	CARPORT MT	0	0	20	18	360.00	SF	5.60	5.60	100	2002	2002	3	20	403	
3	1242	WD DECK A	0	0	20	16	320.00	SF	10.00	10.00	100	1995	1995	3	20	640	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	175,197
TOTAL MARKET OB/XF VALUE	4,408
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	239,605
SOH/AGL Deduction	0
ASSESSED VALUE	239,605
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,605
TOTAL JUST VALUE	239,605
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002492	REROOF	4,200	04/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2601/1029	11/08/2022	WD	Q	I	02	262,500
GRANTOR: WILKINS TERRY M						
GRANTEE: DENISON DAVID C & J						
1491/1232	4/10/2007	QC	Q	I	01	14,800
GRANTOR: MORRIS E J & CORA LEE						
GRANTEE: WILKINS TERRY M & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S36 E17 UOP=[YR=1993] E10 N10 W10S10$ N10 E32 FGR=[YR=1993] S4 E16 N25 FST=[YR=1993] N5 W16 S5E16$ W16 S21 $ N26$.

LAND DESCRIPTION

TOTAL OB/XF 4,408

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	0		RM	100.00	200.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS