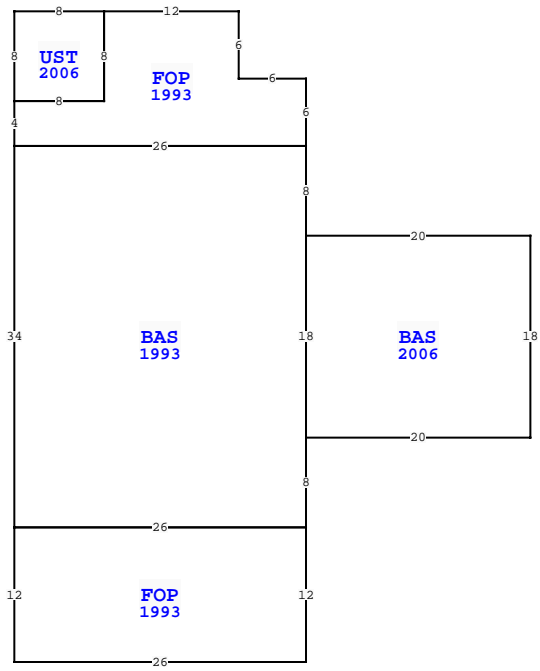


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	13 LVT/LAMNT 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
1	SINGLE FAM	- 0%	- 2025										Heated Area: 1244	HX Base Yr



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	884	100
BAS	360	100
FOP	212	30
FOP	312	30
UST	64	45
TOTALS	1,832	1,431

85104 RADIO AVE, YULEE

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

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
1	0825	BRICK	0	0	15	4		12.50	12.50	100	2004	2004	3	95
2	1242	WD DECK A	0	0	0	0	SF	10.00	10.00	100	2004	2004	3	21
3	0350	CARPORT WD	0	0	19	10	SF	13.00	13.00	100	2004	2004	3	21

TOTAL OB/XF 2,246

LAND DESCRIPTION														
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
1	000100	C	RES	0		RM	100.00	200.00	1.00	LT		1.00	1.00	1.00

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
60,000.00	60,000.00	60,000							

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		87,873
TOTAL MARKET OB/XF VALUE		2,246
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		150,119
SOH/AGL Deduction		0
ASSESSED VALUE		150,119
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		150,119
TOTAL JUST VALUE		150,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000913	REROOF	10,500	02/05/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2759/1746	12/16/2024	WD Q	Q	I	01	160,200
GRANTOR: FURINA CHERYL GALLAGH						
GRANTEE: HUTSON ISRAEL & KIR						
2550/0176	3/23/2022	WD Q	Q	I	01	220,000
GRANTOR: WILKINS RUSSELL G & T						
GRANTEE: FURINA CHERYL GALLA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993;ORIG=-26,6] S34 E26 N8 N18 N8 W26 \$
BAS=[YR=2006;ORIG=0,32] E20 N18 W20 S18 \$
FOP=[YR=1993;ORIG=-26,40] S12 E26 N12 W26 \$
FOP=[YR=1993;ORIG=0,0] W6 N6 W12 S8 W8 S4 E26 N6 \$
UST=[YR=2006;ORIG=-18,-6] W8 S8 E8 N8 \$