BLOCK 2 LOT 6
IN OR 781/427
YULEE WOODS #3 PB 5/239

BRADLEY FRANK A & THERESA P
85146 RENIA STREET
YULEE, FL 32097-4245

**2025**

**42-2N-27-4613-0002-0060**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

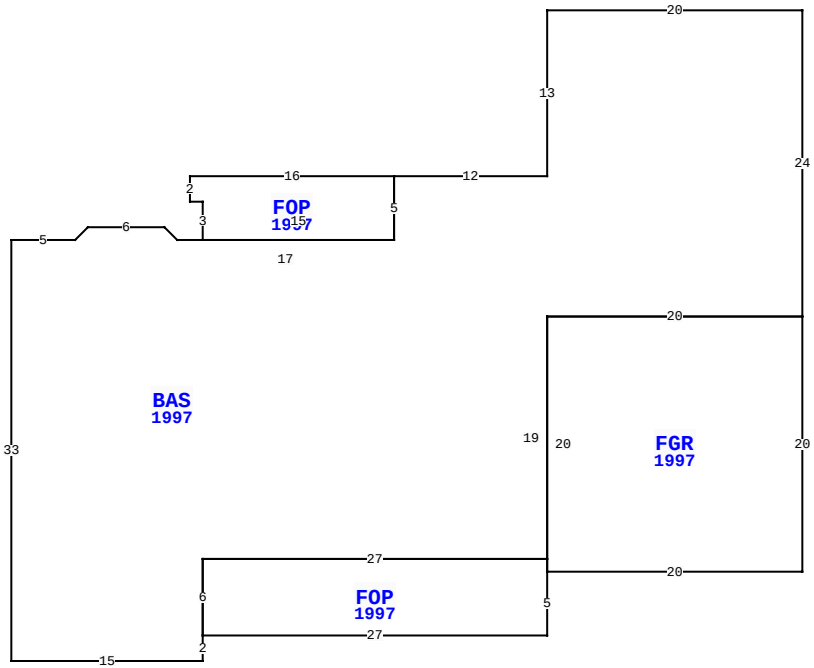
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,717 | 100 | 1997 | 1,717 | 154,729 |
| FGR | 400 | 55 | 1997 | 220 | 19,826 |
| FOP | 77 | 30 | 1997 | 23 | 2,072 |
| FOP | 162 | 30 | 1997 | 49 | 4,416 |
| TOTALS | 2,356 | | | 2,009 | 181,043 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,009 | 103.8800 | 103.88 | 208,695 | 1997 | 1997 | 0 | 0 | 0 | 13.25 | 86.75 |

1 SINGLE FAM – 100% - 1998 Heated Area: 1717 HX Base Yr 1998




85146 RENIA ST, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 181,043 |
| TOTAL MARKET OB/XF VALUE | | 9,821 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 275,864 |
| SOH/AGL Deduction | | 135,865 |
| ASSESSED VALUE | | 139,999 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 89,277 |
| TOTAL JUST VALUE | | 275,864 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 262,925 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E973512 | NEW CONSTR | 0 | 04/01/1997 |
| 973714 | NEW CONSTR | 70,000 | 01/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0781/0427 | 1/02/1997 | WD | Q | V | | 17,000 |
| GRANTOR: PURVIS SHIRLEE S & RI | | | | | | |
| GRANTEE: BRADLEY FRANK A & T | | | | | | |
| 0605/0798 | 8/27/1990 | WD | Q | V | | 15,000 |
| GRANTOR: SHEFFIELD WM ET AL | | | | | | |
| GRANTEE: PURVIS SHIRLEE S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W20 S13 W12 FOP=[YR=1997] W16 S2 E1 S3 E15 N5$ S5 W17 U1 L1 W6 L1 D1 W5 S33 E15 N2 FOP=[YR=1997] E27 N5 FGR=[YR=1997] E20N20 W20 S20$ N1 W27 S6$ N6 E27N19 E20 N24$.

## 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 | 0 | 0 | 1,548.00 | SF | 5.20 | 5.20 | 100 | 1997 | 1997 | 3 | 72 | 5,796 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1997 | 1997 | 3 | 79 | 2,765 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 630.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 1,260 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,821

| 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 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS