BLOCK 7 LOT 1
IN OR 990/1400 & PT CLOSED R/W
IN OR 2530/1984

CAMPBELL WAYNE L & LINDA L
85695 RADIO AV
YULEE, FL 32097

2025

42-2N-27-4613-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

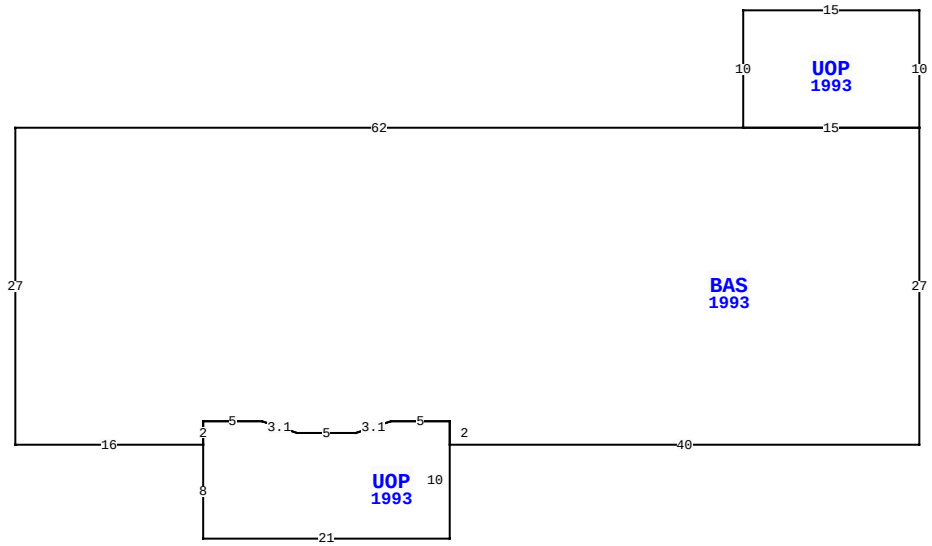
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	2,045	100	1993	2,045	57,718
UOP	150	25	1993	38	1,073
UOP	202	25	1993	50	1,411
TOTALS	2,397			2,133	60,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,133	117.6000	94.08	200,673	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2002 Heated Area: 2045 HX Base Yr 2002



85695 RADIO AVE, 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		60,202
TOTAL MARKET OB/XF VALUE		23,667
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		168,869
SOH/AGL Deduction		104,271
ASSESSED VALUE		64,598
TOTAL EXEMPTION VALUE	HX HB	39,598
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		168,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8365	XFOB	14,688	09/03/1992
7826	MH MOVE-ON	45,000	06/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0990/1400	6/08/2001	WD	Q	I		88,900
GRANTOR: DAVIS JOHN A						
GRANTEE: CAMPBELL WAYNE & LI						
0865/1660	2/04/1999	WD	U	I	07	100
GRANTOR: REED NORMA J						
GRANTEE: DAVIS JOHN A						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W15 S10 BAS=[YR=1993] W62 S27 E16 UOP=[YR=1993] S8 E21 N10 W5 D1 L3 W5 U1 L3 W5 S2$ N2 E5 D1 R3 E5 U1 R3 E5 S2 E40 N27 W15$ E15 N10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0511	GARAGE CB-	0	100	24	36	864.00	SF	40.00	40.00	100	1992	1992	3	62	21,427	

LAND DESCRIPTION

TOTAL OB/XF 23,667

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

REVIEW DATE 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS