

WATERS ERIK RANDOLPH
85655 RADIO AVE
YULEE, FL 32097

2025

42-2N-27-4613-0007-0030

[illegible]

WATERS ERIK RANDOLPH
85655 RADIO AVE
YULEE, FL 32097

2025

42-211-27-4013-0007-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										4																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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ELEMENT		CD		25		MOD METAL 100		6500		01		400		63.2500		23.40		9,360		2021		2021		0		0		0		3.00		97.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Exterior Wall		10		STEEL FRME 100		2		GARAGE RES - 100% - 2023		Heated Area: 400		HX Base Yr 2023		VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		104,368		BUILDING MARKET VALUE		2,600		TOTAL MARKET OB/XF VALUE		85,000		TOTAL MARKET VALUE		191,968		SOH/AGL Deduction		9,181		ASSESSED VALUE		182,787		TOTAL EXEMPTION VALUE		HX HB WR		55,722		BASE TAXABLE VALUE		127,065		TOTAL JUST VALUE		191,968		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		177,636																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Roof Structur		12		MODULAR MT 100		07		NONE 100		03		CONC FINSH 100		01		NONE 100		01		NONE 100		0		100		0		100		05		STEEL 100		1.		1. 100		Units		0		100		Occupancy		00		NONE 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Roof Cover		12		MODULAR MT 100		07		NONE 100		03		CONC FINSH 100		01		NONE 100		01		NONE 100		0		100		0		100		05		STEEL 100		1.		1. 100		Units		0		100		Occupancy		00		NONE 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Interior Wall		12		MODULAR MT 100		07		NONE 100		03		CONC FINSH 100		01		NONE 100		01		NONE 100		0		100		0		100		05		STEEL 100		1.		1. 100		Units		0		100		Occupancy		00		NONE 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Interior Floo		12		MODULAR MT 100		07		NONE 100		03		CONC FINSH 100		01		NONE 100		01		NONE 100		0		100		0		100		05		STEEL 100		1.		1. 100		Units		0		100		Occupancy		00		NONE 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Air Condition		12		MODULAR MT 100		07		NONE 100		03		CONC FINSH 100		01		NONE 100		01		NONE 100		0		100		0		100		05		STEEL 100		1.		1. 100		Units		0		100		Occupancy		00		NONE 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Heating Type		12		MODULAR MT 100		07		NONE 100		03		CONC FINSH 100		01		NONE 100		01		NONE 100		0		100		0		100		05		STEEL 100		1.		1. 100		Units		0		100		Occupancy		00		NONE 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Bedrooms		12		MODULAR MT 100		07		NONE 100		03		CONC FINSH 100		01		NONE 100		01		NONE 100		0		100		0		100		05		STEEL 100		1.		1. 100		Units		0		100		Occupancy		00		NONE 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Bathrooms		12		MODULAR MT 100		07		NONE 100		03		CONC FINSH 100		01		NONE 100		01		NONE 100		0		100		0		100		05		STEEL 100		1.		1. 100		Units		0		100		Occupancy		00		NONE 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Frame		12		MODULAR MT 100		07		NONE 100		03		CONC FINSH 100		01		NONE 100		01		NONE 100		0		100		0		100		05		STEEL 100		1.		1. 100		Units		0		100		Occupancy		00		NONE 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Stories		12		MODULAR MT 100		07		NONE 100		03		CONC FINSH 100		01		NONE 100		01		NONE 100		0		100		0		100		05		STEEL 100		1.		1. 100		Units		0		100		Occupancy		00		NONE 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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Occupancy		12		MODULAR MT 100		07		NONE 100		03		CONC FINSH 100		01		NONE 100		01		NONE 100		0		100		0		100		05		STEEL 100		1.		1. 100		Units		0		100		Occupancy		00		NONE 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							