BLOCK 7 LOT 4
IN OR 1928/1167
YULEE WOODS #3 PB 5/239

ANDERSON JAMES WARREN
85635 RADIO AVE
YULEE, FL 32097

2025

42-2N-27-4613-0007-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

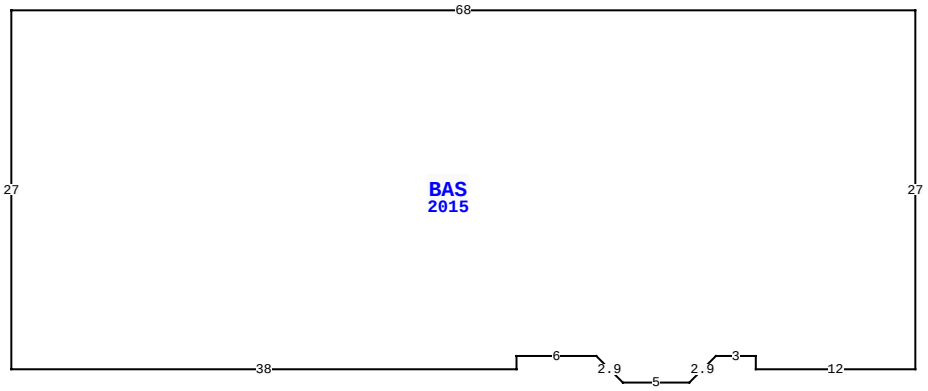
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,832	100	2015	1,832	63,876
TOTALS	1,832			1,832	63,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,832	117.2000	99.62	182,504	1997	1997	0	0	0	65.00	35.00

2 M/H 94+ – 100% - 2017 Heated Area: 1832 HX Base Yr 2017



85635 RADIO AVE, YULEE

BLD DATE	09/10/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		63,876
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		148,876
SOH/AGL Deduction		71,010
ASSESSED VALUE		77,866
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,144
TOTAL JUST VALUE		148,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145563	CO ISSUED	0	07/16/2014
MH145563	MH MOVE-ON	0	05/01/2014
MH992531	MH MOVE-ON	0	01/01/1999
93-088	MH MOVE-ON	32,000	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1928/1167	7/18/2014	WD	U	I	37	65,500
GRANTOR: DUNLEAVY VIRGINIA L T						
GRANTEE: ANDERSON JAMES WARR						
1926/0753	7/08/2014	WD	U	I	11	100
GRANTOR: ADAMS JAMES L & APRIL						
GRANTEE: DUNLEAVY VIRGINIA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W68 S27 E38 N1 E6 D2 R2 E5 U2 R2 E3 S1 E12 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 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