BLOCK 7 LOT 6
IN OR 754/793
R622359 & R622360

AVANT BRUCE J
85591 RADIO AVENUE
YULEE, FL 32097

2025

42-2N-27-4613-0007-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

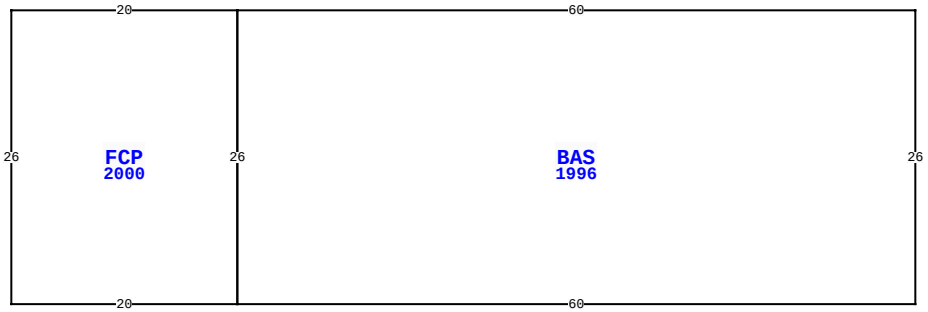
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,560	100	1996	1,560	49,168
FCP	520	25	2000	130	4,097
TOTALS	2,080			1,690	53,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,690	123.6000	105.06	177,551	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1997 Heated Area: 1560 HX Base Yr 1997



85591 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		53,265
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		139,065
SOH/AGL Deduction		71,646
ASSESSED VALUE		67,419
TOTAL EXEMPTION VALUE	HX HB	42,419
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		139,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007138	CARPORT	9,204	05/01/2000
6464	REMODEL	7,335	05/14/1990
6183	REMODEL	3,000	12/28/1989
7987	MH MOVE-ON	39,900	11/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0754/0793	3/19/1996	WD	U	I	13	25,000
GRANTOR: NIPPER LEO J & CAROL						
GRANTEE: AVANT BRUCE J						
0708/1915	7/12/1994	WD	U	I		100
GRANTOR: CRABTREE BRUCE & JANI						
GRANTEE: NIPPER LEO J & CARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 FCP=[YR=2000] W20 S26 E20 N26$ S26 E60 N26$.

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	0755	FSP	0	100	20	10	200.00	SF	20.00	20.00	100	1996	1996	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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 03/28/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS