

R434302

TURNER MICHAEL J

2025

42-2N-27-4613-0007-0080

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		4														
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																
Exterior Wall		25		MOD METAL 100		0820		02		944		102.8000		82.24		77,635		1991		1991		0		0		0		70.00		30.00		VALUATION BY					STANDARD									
Roof Structur		03		GABLE/HIP 100		1		M/H		93-		- 100%		- 0		Heated Area: 784										HX Base Yr										Tax Group: 4					Tax Dist:					
Roof Cover		12		MODULAR MT 100																												BUILDING MARKET VALUE					54,563									
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					1,872									
Interior Floo		14		CARPET 70																												TOTAL LAND VALUE - MARKET					85,000									
Interior Floo		08		SHT VINYL 30																												TOTAL MARKET VALUE					141,435									
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					71,873									
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					69,562									
Bedrooms				2 100																												TOTAL EXEMPTION VALUE					HX HB WR					49,562				
Bathrooms				1 100																												BASE TAXABLE VALUE					20,000									
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					141,435									
Stories		1.		1. 100																												NCON VALUE					0									
Units				0 100																												INCOME VALUE														
																																PREVIOUS YEAR MKT VALUE					131,974									

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85549 RADIO AVE
YULEE, FL 32097

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