BLOCK 7 LOT 9
YULEE WOODS #3 PB 5/239

TURNER JOSEPH
85525 RADIO AVE
YULEE, FL 32097

2025

42-2N-27-4613-0007-0090

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 70
Interior Floo	08	SHT VINYL 30
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	05	Quality Level 05

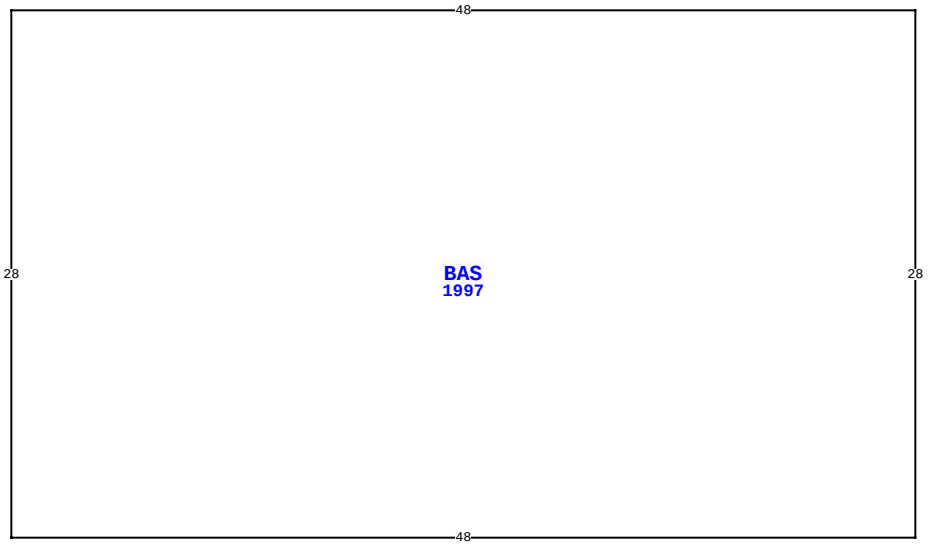
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1997	1,344	56,043
TOTALS	1,344			1,344	56,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	140.1600	119.14	160,124	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 0% - 2025 Heated Area: 1344 HX Base Yr



85525 RADIO AVE, YULEE

BLD DATE		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	56,043
TOTAL MARKET OB/XF VALUE	2,957
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	144,000
SOH/AGL Deduction	0
ASSESSED VALUE	144,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,000
TOTAL JUST VALUE	144,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96-1584	MH MOVE-ON	0	12/10/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/1354	2/22/2024	WD	U	I	37	130,000
GRANTOR: DIPPY NATHAN A						
GRANTEE: TURNER JOSEPH						
2044/0436	5/04/2015	WD	U	I	11	100
GRANTOR: KEENE ELIZABETH A						
GRANTEE: DIPPY NATHAN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W48 S28 E48 N28$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	1242	WD DECK A	0	0	6	8	48.00	SF	10.00	10.00	100	1999	1999	3	20	96	
3	1242	WD DECK A	0	0	6	8	48.00	SF	10.00	10.00	100	1999	1999	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 2,957

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

REVIEW DATE 11/12/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS