BLOCK 7 LOT 10
YULEE WOODS #3 PB 5/239

DWINNELL WILLIAM J JR
85039 THERESA RD
YULEE, FL 32097

2025

42-2N-27-4613-0007-0100

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	13	LVT/LAMNT 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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

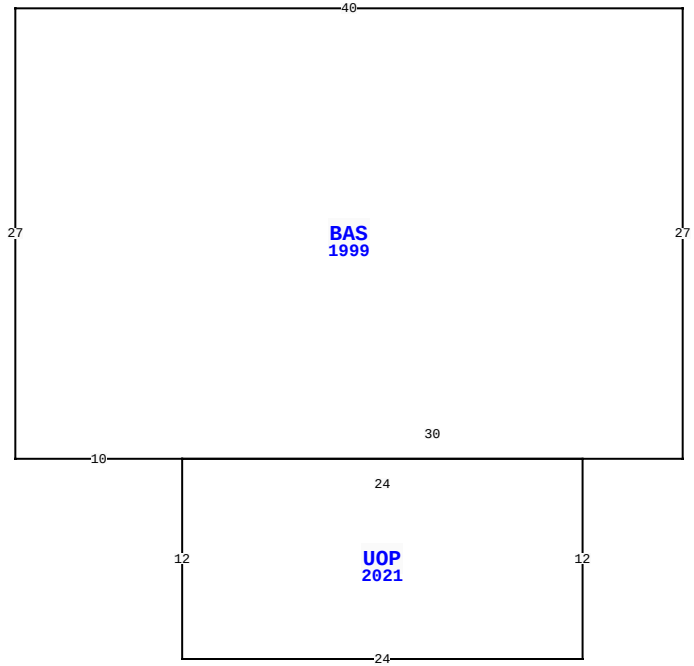
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1999	1,080	72,162
UOP	288	25	2021	72	4,811
TOTALS	1,368			1,152	76,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	115.6000	98.26	113,196	1999	2012	0	0	0	32.00	68.00

1 M/H 94+ – 0% - 2024 Heated Area: 1080 HX Base Yr



85507 RADIO AVE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	88,051
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	173,051
SOH/AGL Deduction	0
ASSESSED VALUE	173,051
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,051
TOTAL JUST VALUE	173,051
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,399

2000 FTWD R673991 & R673992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010215	20X25 STG BLDG	33,240	08/09/2023
MH992854	MH MOVE-ON	0	10/01/1999
971905	MH MOVE-ON	0	10/01/1997
9090	MH MOVE-ON	650	10/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/1363	6/05/2023	WD	Q	I	01	187,000
GRANTOR: SILVER STEPHANIE BONN						
GRANTEE: DWINNELL WILLIAM J						
2512/1963	11/09/2021	WD	Q	I	01	153,000
GRANTOR: HICKS NANCY D NKA NAN						
GRANTEE: SILVER STEPHANIE BO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W40 S27 E10 UOP=[YR=2021] S12 E24 N12 W24$ E30 N27$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 11/27/2023 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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2025

42-2N-27-4613-0007-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

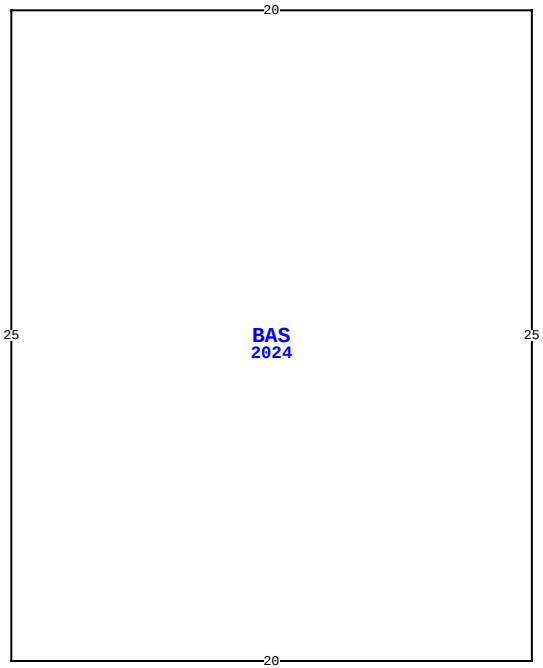
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 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	500	100	2024	500	11,078
TOTALS	500			500	11,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	500	60.5000	22.38	11,190	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 2024 Heated Area: 500 HX Base Yr



85507 RADIO AVE, YULEE

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TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	173,051
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: DWINNELL WILLIAM J						
2512/1963	11/09/2021	WD	Q	I	01	153,000
GRANTOR: HICKS NANCY D NKA NAN						
GRANTEE: SILVER STEPHANIE BO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,15] E20 S25 W20 N25 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/27/2023 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS