BLOCK 7 LOT 11
IN OR 619 PG 76
MH/ID FLHML3B127324234A &

MCBETH COY D & TINA M
PO BOX 884
YULEE, FL 32041-0884

2025

42-2N-27-4613-0007-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

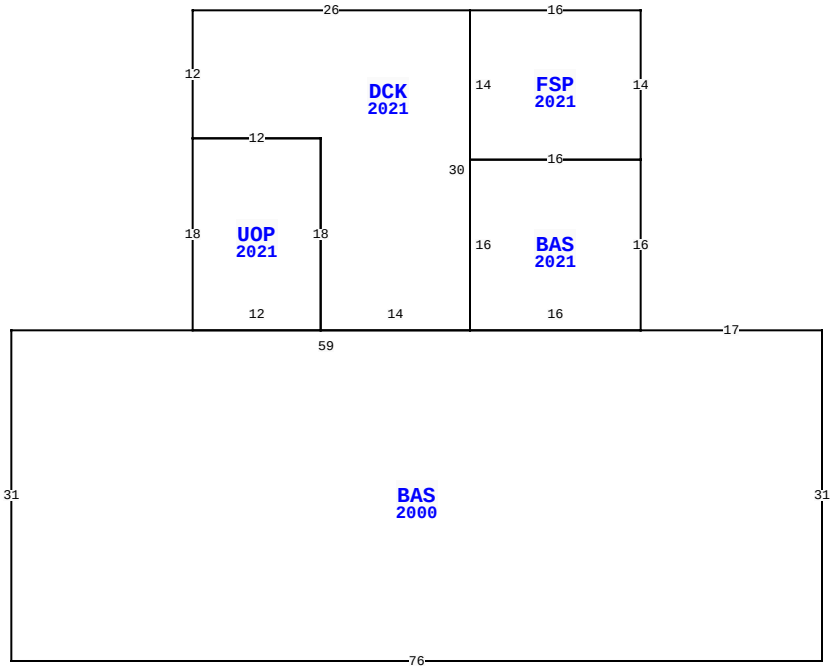
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	2,356	100	2000	2,356	108,557
BAS	256	100	2021	256	11,796
DCK	564	15	2021	85	3,916
FSP	224	60	2021	134	6,174
UOP	216	25	2021	54	2,488
TOTALS	3,616			2,885	132,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,885	123.2000	104.72	302,117	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2005 Heated Area: 2612 HX Base Yr 2005



85485 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		132,931
TOTAL MARKET OB/XF VALUE		9,641
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		227,572
SOH/AGL Deduction		118,213
ASSESSED VALUE		109,359
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,637
TOTAL JUST VALUE		227,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003346	MH MOVE-ON	0	12/01/2000
8801	MH MOVE-ON	37,000	02/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0619/0076	2/12/1991	WD	Q	V		15,000

GRANTOR: SHEFFIELD WM ET AL

GRANTEE: MCBETH COY & TINA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W17 BAS=[YR=2021] N16 FSP=[YR=2021] N14 W16 DCK=[YR=2021] W26 S12 UOP=[YR=2021] S18 E12 N18 W12$ E12 S18 E14 N30$ S14 E16$ W16 S16 E16$ W59 S31 E76 N31 $.

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	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	2000	2000	3	20	96	
2	0810	CONCRETE A	0	100	20	19	380.00	SF	6.50	6.50	100	1998	1998	3	73	1,803	
3	0510	GARAGE WD-	0	100	24	20	480.00	SF	29.75	29.75	100	2000	2000	3	27	3,856	
4	0810	CONCRETE A	0	100	0	0	196.00	SF	6.50	6.50	100	2000	2000	3	77	981	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 9,641

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 03/25/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS