BLOCK 8 LOT 1
R673392 & R673393
YULEE WOODS #3 PB 5/239

BURNS DEREK & CHRISTINA
85702 RADIO AVENUE
YULEE, FL 32097

2025

42-2N-27-4613-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	06	Quality Level 06

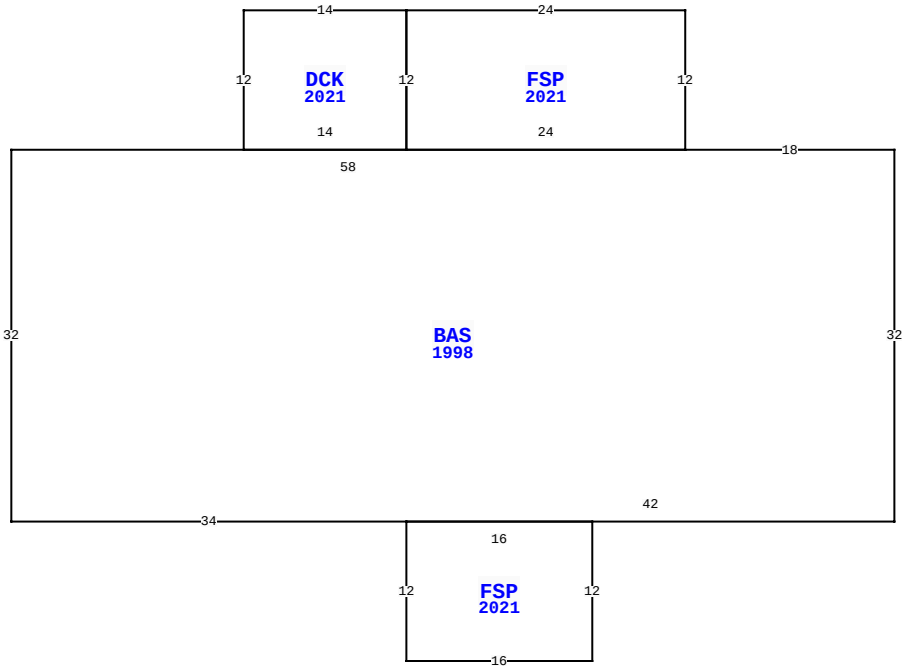
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,432	100	1998	2,432	208,101
DCK	168	15	2021	25	2,140
FSP	192	60	2021	115	9,841
FSP	288	60	2021	173	14,803
TOTALS	3,080			2,745	234,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,745	157.3000	133.70	367,006	1998	2010	0	0	0	36.00	64.00

1 M/H 94+ – 0% - 0 Heated Area: 2432 HX Base Yr



85702 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	234,884
TOTAL MARKET OB/XF VALUE	10,273
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	330,157
SOH/AGL Deduction	39,756
ASSESSED VALUE	290,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,401
TOTAL JUST VALUE	330,157
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26448	ADDITION	14,940	09/03/2012
B26449	ADDITION	4,781	09/03/2012
MH982435	MH MOVE-ON	0	11/01/1998
9017	MH MOVE-ON	10,000	08/25/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2514/0530	11/16/2021	WD	Q	I	01	260,000
GRANTOR: WINGATE ADAM CECIL &						
GRANTEE: BURNS DEREK & CHRIS						
2092/0123	12/14/2016	WD	Q	I	01	140,000
GRANTOR: TUCKER RICHARD A & JU						
GRANTEE: WINGATE ADAM CECIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W18 FSP=[YR=2021] N12 W24 DCK=[YR=2021] W14 S12 E14 N12$ S12 E24$ W58 S32 E34 FSP=[YR=2021] S12 E16 N12 W16$ E42 N32$.

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	1998	1998	3	80	2,800	
2	0803	ASPHALT C	0	0	0	0	2,148.00	SF	2.00	2.00	100	1999	1999	3	50	2,148	
3	0351	CARPORT MT	0	0	33	25	825.00	SF	10.00	10.00	100	2012	2012	3	50	4,125	
4	0351	CARPORT MT	0	0	20	12	240.00	SF	10.00	10.00	100	2012	2012	3	50	1,200	

LAND DESCRIPTION

TOTAL OB/XF 10,273

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 06/15/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS