BLOCK 8 LOT 2 TIDW 1982 SW
IN OR 1202/149
YULEE WOODS #3 PB 5/239

HARGROVE THOMAS M & SHEILA D
85676 RADIO AVE
YULEE, FL 32097

2025

42-2N-27-4613-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

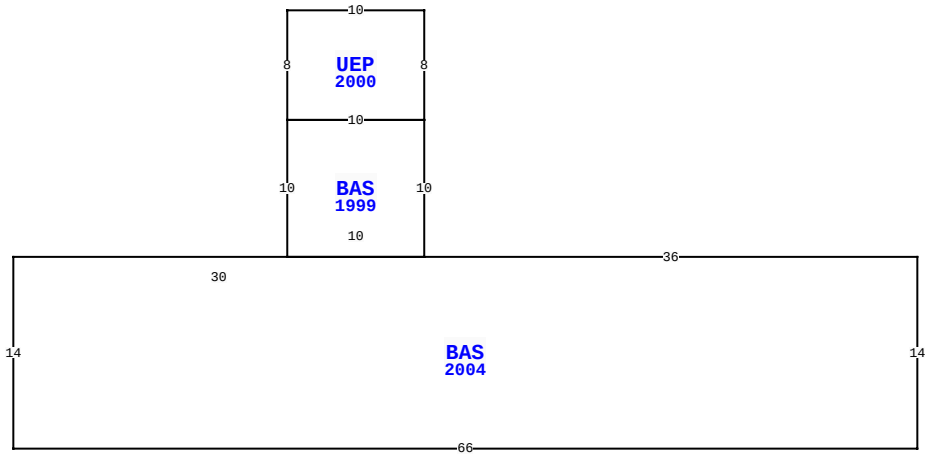
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	100	100	1999	100	2,554
BAS	924	100	2004	924	23,595
UEP	80	70	2000	56	1,430
TOTALS	1,104			1,080	27,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,080	106.4000	85.12	91,930	1982	1985	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2005 Heated Area: 1024 HX Base Yr 2005



85676 RADIO AVE, YULEE

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

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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	20.10	20.10	100	1990	1990	3	20	482	
2	0752	USP	0	100	20	20	400.00	SF	15.00	15.00	100	1999	1999	3	26	1,560	
3	0351	CARPORT MT	0	100	26	28	728.00	SF	10.00	10.00	100	2016	2016	3	70	5,096	
4	0812	CONCRETE C	0	100	26	28	728.00	SF	4.00	4.00	100	2016	2016	3	95	2,766	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		27,579
TOTAL MARKET OB/XF VALUE		9,904
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		122,483
SOH/AGL Deduction		76,949
ASSESSED VALUE		45,534
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,534
TOTAL JUST VALUE		122,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631731	CARPORT	15,624	02/01/2016
B996529	XFOB	3,800	10/01/1999
961979	H/AC	0	11/01/1996
8411	MH MOVE-ON	15,000	01/04/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1202/0149	1/16/2004	WD	Q	I	06	15,000
GRANTOR: PAULK CAROLYN I						
GRANTEE: HARGROVE THOMAS & S						
0617/1079	1/24/1991	WD	Q	V		15,000
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: PAULK CAROLYN I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W36 BAS=[YR=1999] N10 UEP=[YR=2000] N8 W10 S8 E10$ W10 S10 E10$ W30 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 9,904

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 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