BLOCK 8 LOT 3
YULEE WOODS #3 PB 5/239

JS & K PAINTING INC
85048 FURTHERVIEW COURT
YULEE, FL 32097

2025

42-2N-27-4613-0008-0030

BUILDING CHARACTERISTICS

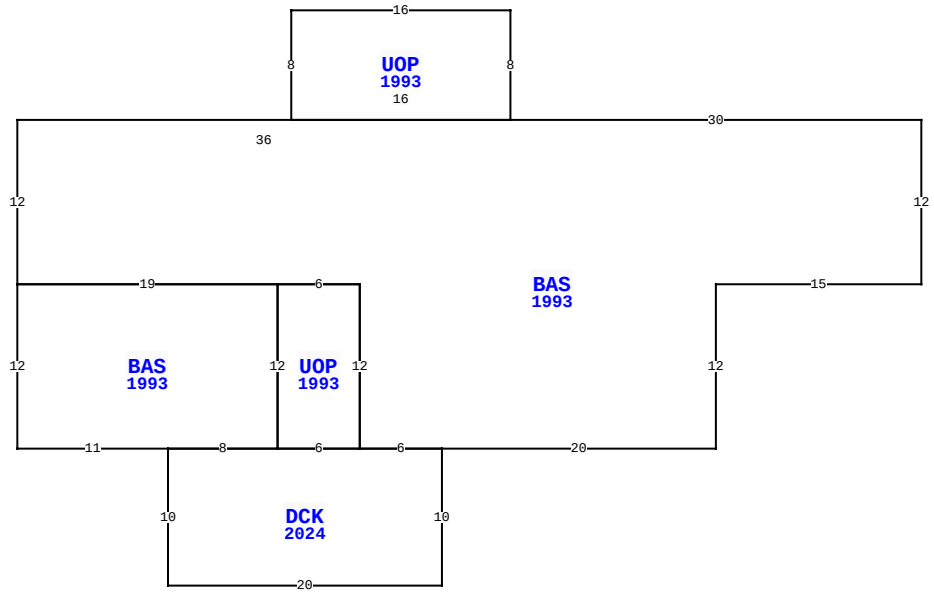
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	228	100	1993	228	11,918
BAS	1,104	100	1993	1,104	57,708
DCK	200	15	2024	30	1,568
UOP	72	25	1993	18	941
UOP	128	25	1993	32	1,673
TOTALS	1,732			1,412	73,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,412	121.0000	96.80	136,682	1972	2005	0	0	0	46.00	54.00

1 M/H 93- – 0% - 2024 Heated Area: 1332 HX Base Yr



85658 RADIO AVE, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	73,808
TOTAL MARKET OB/XF VALUE	824
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	159,632
SOH/AGL Deduction	0
ASSESSED VALUE	159,632
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,632
TOTAL JUST VALUE	159,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,798

MISCELLANEOUS MTL SHEDS ON PROPERTY NO VALUE

1972 DPST R360286 W/ ADDITIONS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974415	REMODEL	8,064	11/01/1997
8167	ADDITION	12,732	06/11/1992
8018	REPAIR/RRF	4,950	04/21/1992
8149	MH MOVE-ON	10,000	04/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/774	9/08/2023	WD	Q	I	01	192,500
GRANTOR: HARGROVE THOMAS M & S						
GRANTEE: JS & K PAINTING INC						
1582/0991	8/27/2008	QC	U	I	07	100
GRANTOR: WHITE PENELOPE L						
GRANTEE: HARGROVE THOMAS M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W30 W36 S12 E19 E6 S12 E6 E20 N12 E15 N12 $
BAS=[YR=1993;ORIG=-66,12] S12 E11 E8 N12 W19 $
UOP=[YR=1993;ORIG=-30,0] N8 W16 S8 E16 $
UOP=[YR=1993;ORIG=-47,24] E6 N12 W6 S12 $
DCK=[YR=2024;ORIG=-55,24] E8 E6 E6 S10 W20 N10 $
.

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	0351	CARPORT MT	0	0	24	26	624.00	SF	6.60	6.60	100	1995	1995	3	20	824	

LAND DESCRIPTION

TOTAL OB/XF 824

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 03/11/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS