BLOCK 8 LOT 4
YULEE WOODS #3 PB 5/239

GULLO MONIQUE MARIE
85632 RADIO AVENUE
YULEE, FL 32097

**2025**

**42-2N-27-4613-0008-0040**

## NASSAU COUNTY PROPERTY



## 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 | 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 | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

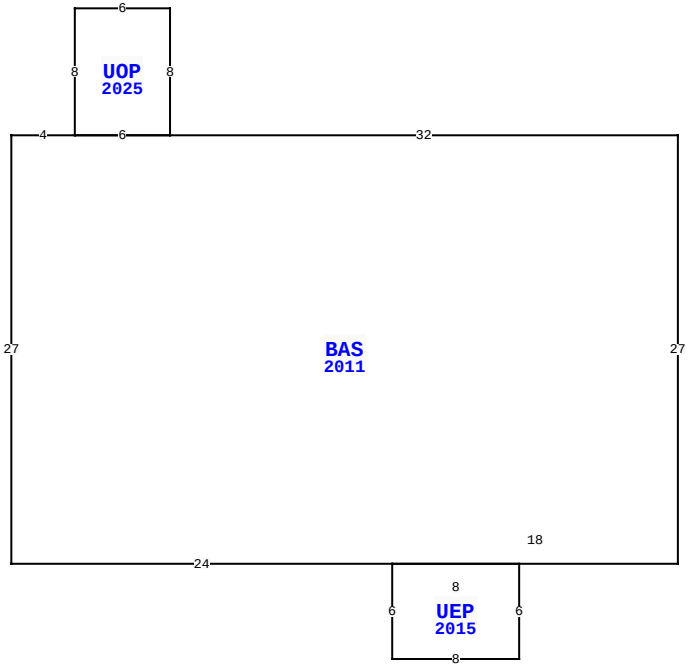
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,134 | 100 | 2011 | 1,134 | 84,646 |
| UEP | 48 | 70 | 2015 | 34 | 2,538 |
| UOP | 48 | 25 | 2025 | 12 | 896 |
| TOTALS | 1,230 | | | 1,180 | 88,080 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,180 | 129.1400 | 109.77 | 129,529 | 2012 | 2012 | 0 | 0 | 0 | 32.00 | 68.00 |

2 M/H 94+ – 100% - 2003 Heated Area: 1134 HX Base Yr 2003




85632 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 | | 88,080 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 173,080 |
| SOH/AGL Deduction | | 93,922 |
| ASSESSED VALUE | | 79,158 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 28,436 |
| TOTAL JUST VALUE | | 173,080 |
| NCON VALUE | | 896 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 151,240 |

RP: 12610355 & 12610358
DW/MH/ID N111058(A/B) __ 2012 NOBILTY (20

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH5383 | CO ISSUED | 0 | 11/18/2011 |
| P15110 | NEW CONSTR | 0 | 11/01/2011 |
| 8982 | MH MOVE-ON | 9,995 | 07/31/1992 |
| 7848 | MH MOVE-ON | 19,000 | 06/20/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2788/627 | 5/09/2025 | WD | Q | I | 01 | 242,500 |
| GRANTOR: DECARLO KRISTINE M | | | | | | |
| GRANTEE: GULLO MONIQUE MARIE | | | | | | |
| 1036/1942 | 2/12/2002 | WD | Q | I | | 49,000 |
| GRANTOR: MILLER MICHAEL JR & D | | | | | | |
| GRANTEE: DECARLO KRISTINE M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,0] W32 W6 W4 S27 E24 E18 N27 $
UEP=[YR=2015;ORIG=-18,27] S6 E8 N6 W8 $
UOP=[YR=2025;ORIG=-38,0] E6 N8 W6 S8 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 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 02/24/2025 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS