BLOCK 8 LOT 10
R433984 & R433985
YULEE WOODS #3 PB 5/239

HURST WILLIAM & DIANA
96136 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2025

42-2N-27-4613-0008-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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	04	Quality Level 04

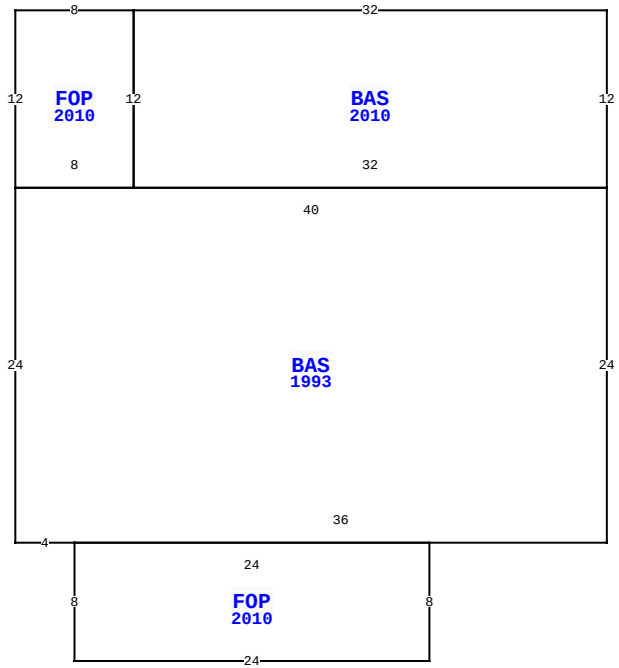
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	89,042
BAS	384	100	2010	384	35,617
FOP	96	30	2010	29	2,689
FOP	192	30	2010	58	5,380
TOTALS	1,632			1,431	132,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,431	136.4000	109.12	156,151	1991	2017	0	0	0	15.00	85.00

1 M/H 93- – 0% - 0 Heated Area: 1344 HX Base Yr



85504 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	132,728
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	220,528
SOH/AGL Deduction	18,922
ASSESSED VALUE	201,606
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,606
TOTAL JUST VALUE	220,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8710	MH MOVE-ON	17,000	10/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2475/1131	6/28/2021	WD	U	I	11	100
GRANTOR: FREEMAN CYNTHIA & BRO						
GRANTEE: HURST WILLIAM & DIA						
2475/0024	6/28/2021	WD	Q	I	02	195,000
GRANTOR: FREEMAN CYNTHIA & BRO						
GRANTEE: HURST WILLIAM & DIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W32 FOP=[YR=2010] W8 S12 BAS=[YR=1993] S24 E4 FOP=[YR=2010] S8 E24 N8 W24 $ E36 N24 W40 $ E8 N12 $ S12 E32 N12 $.

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	20	20	400.00	SF	10.00	10.00	100	2016	2016	3	70	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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

REVIEW DATE 08/25/2020 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS