BLOCK 8 LOT 11
IN OR 697 PG 493
YULEE WOODS #3 PB 5/239

SHIELDS CHRISTINE
85484 RADIO AVE
YULEE, FL 32097

2025

42-2N-27-4613-0008-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

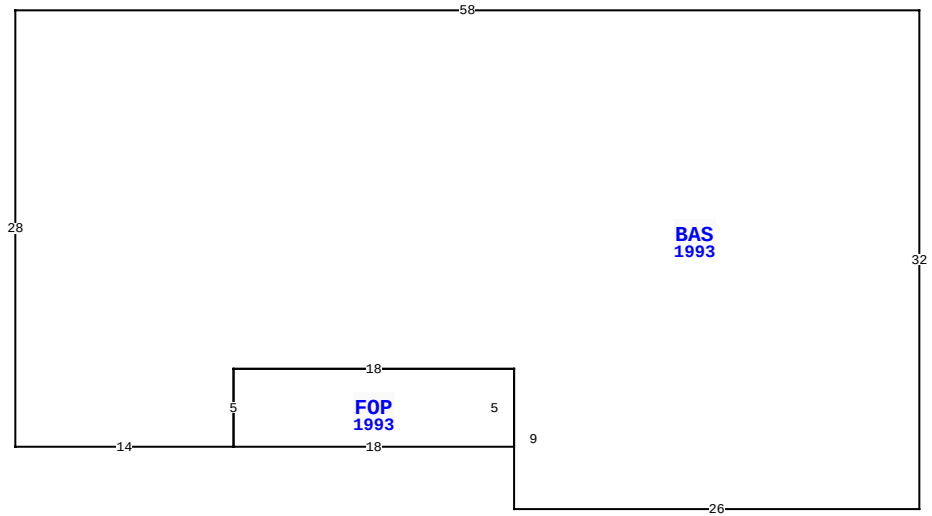
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,638	100	1993	1,638	142,820
FOP	90	30	1993	27	2,355
TOTALS	1,728			1,665	145,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,665	100.8000	100.80	167,832	1992	1997	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 0 Heated Area: 1638 HX Base Yr



85484 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		145,175
TOTAL MARKET OB/XF VALUE		3,490
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		233,665
SOH/AGL Deduction		124,921
ASSESSED VALUE		108,744
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		8,022
TOTAL JUST VALUE		233,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26007	REMODEL	1,814	05/01/2012
7972	NEW CONSTR	66,411	04/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0697/0493	1/27/1994	QC	Q	I	06	29,500
GRANTOR: SHIELDS ROBERT						
GRANTEE: SHIELDS CHRISTINE						
0595/0285	4/17/1990	WD	Q	V		15,000
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: SHIELDS ROBERT & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S28 E14 FOP=[YR=1993] E18 N5 W18S5$ N5 E18 S9 E26 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	0810	CONCRETE A	0	100	0	0	258.00	SF	6.50	6.50	100	1992	1992	3	62	1,040	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 3,490

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 06/14/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS