BLOCK 8 LOT 13
IN OR 941/253
YULEE WOODS #3 PB 5/239

SLAYTON PAULA
85652 KIRKLAND RD
YULEE, FL 32097

**2025**

**42-2N-27-4613-0008-0130**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 90 |
| Interior Floo | 15 | HARDTILE 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 | 06 | Quality Level 06 |

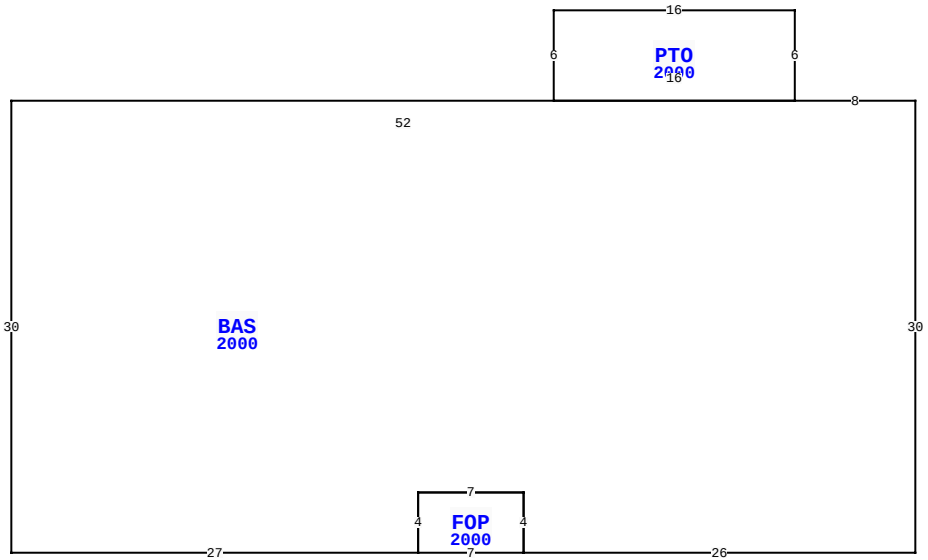
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,772 | 100 | 2000 | 1,772 | 208,663 |
| FOP | 28 | 30 | 2000 | 8 | 942 |
| PTO | 96 | 5 | 2000 | 5 | 589 |
| TOTALS | 1,896 | | | 1,785 | 210,193 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,785 | 148.1200 | 148.12 | 264,394 | 2000 | 2000 | 0 | 0 | 0 | 20.50 | 79.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1772 HX Base Yr




85442 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 | 210,193 |
| TOTAL MARKET OB/XF VALUE | 17,701 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 312,894 |
| SOH/AGL Deduction | 46,537 |
| ASSESSED VALUE | 266,357 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 266,357 |
| TOTAL JUST VALUE | 312,894 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 299,664 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0007061 | NEW CONSTR | 71,386 | 04/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0941/0253 | 7/18/2000 | WD | Q | I | | 113,000 |
| GRANTOR: ARNETT PROPERTIES INC | | | | | | |
| GRANTEE: SLAYTON PAULA | | | | | | |
| 0915/1633 | 1/18/2000 | WD | Q | V | | 24,000 |
| GRANTOR: RITZ NORMAN L & BREND | | | | | | |
| GRANTEE: ARNETT PROPERTIES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W8 PTO=[YR=2000] N6 W16 S6 E16$ W52 S30 E27
FOP=[YR=2000] E7 N4 W7 S4$ N4 E7 S4 E26 N30$.

## 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 | 1127 | BRICK 8" | 0 | 0 | 6 | 3 | 18.00 | SF | 11.00 | 11.00 | 100 | 2000 | 2000 | 3 | 93 | 184 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 20 | 12 | 240.00 | SF | 30.00 | 30.00 | 100 | 2000 | 2000 | 3 | 20 | 1,440 | |
| 3 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 4,986.00 | SF | 4.00 | 4.00 | 100 | 2000 | 2000 | 3 | 77 | 15,357 | |
| 4 | 0351 | CARPORT MT | 0 | 0 | 18 | 20 | 360.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 20 | 720 | |

## LAND DESCRIPTION

TOTAL OB/XF 17,701

| 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS