BLOCK 1 LOT 15
YULEE WOODS #4 PB 5/301 & 302

WHITMAN BEVERLY ANN
85756 RADIO AVE
YULEE, FL 32097

2025

42-2N-27-4614-0001-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur		N/A 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	05	Quality Level 05

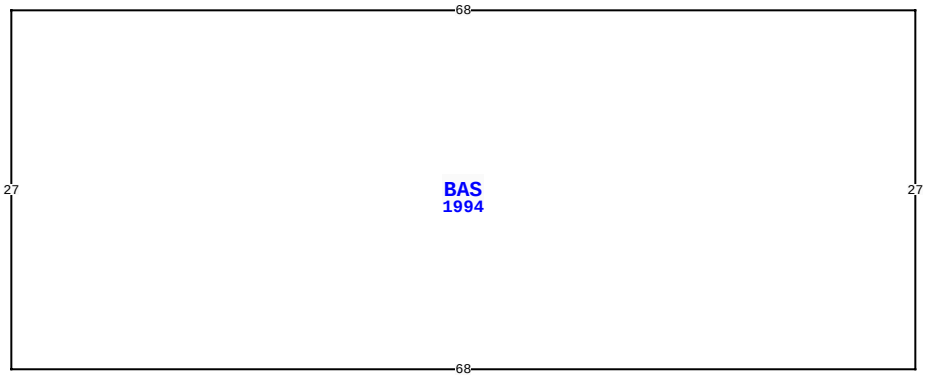
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1994	1,836	91,085
TOTALS	1,836			1,836	91,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	138.9600	118.12	216,868	1994	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 1993 Heated Area: 1836 HX Base Yr 1993



85756 RADIO AVE, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		91,085
TOTAL MARKET OB/XF VALUE		3,289
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		179,374
SOH/AGL Deduction		114,482
ASSESSED VALUE		64,892
TOTAL EXEMPTION VALUE	HX HB	39,892
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		179,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-474	MH MOVE-ON	45,523	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2353/0077	4/03/2020	QC	U	I	11	100
GRANTOR: WHITMAN DONALD KENNET						
GRANTEE: WHITMAN BEVERLY ANN						
2293/1185	7/13/2019	QC	U	I	11	100
GRANTOR: WHITMAN DONALD KENNET						
GRANTEE: WHITMAN BEVERLY ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W68 S27 E68 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	0820	WOOD WALK	0	100	0	0	96.00	SF	11.75	11.75	100	2000	2000	3	40	451	
3	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	2000	2000	3	77	120	
4	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 3,289

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 11/06/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS