

BLOCK 1 LOT 18
IN OR 626 PG 152
R434125 & R434126

DEROSSETT PAUL W
85816 RADIO CT
YULEE, FL 32097

2025

42-2N-27-4614-0001-0180



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 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	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	44,179
TOTALS	1,560			1,560	44,179

EXTRA FEATURES					
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L N	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	0751	UOP	0 100	10	10	100.00	SF	10.00	10.00	100	2013	2013	3	68	680	

LAND DESCRIPTION			TOTAL OB/XF 680													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,560	118.0000	94.40	147,264	1986	1986	0	0	0	70.00	30.00	
1 M/H 93- - 100% - 0													
Heated Area: 1560													
HX Base Yr													
BAS 1993													
85816 RADIO AVE, YULEE													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/09/2025 MLU													

TOTAL OB/XF 680													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0751	UOP	0 100	10	10	100.00	SF	10.00	10.00	100	2013	2013	3

TOTAL OB/XF 680													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00

Total Acres:	0.00	Total Land Value:	85,000	Market:	0	Agricultural:	0	Common:	85,000
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NASSAU COUNTY PROPERTY													
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		44,179
TOTAL MARKET OB/XF VALUE		680
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		129,859
SOH/AGL Deduction		87,005
ASSESSED VALUE		42,854
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,854
TOTAL JUST VALUE		129,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0626/0152	5/14/1991	WD	Q	V		16,500	
GRANTOR: SHEFFIELD WM F ETAL							
GRANTEE: DEROSSETT PAUL & D							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W60 S26 E60 N26 \$.													