

YARBROUGH TODD DANIEL JR & KAYLE L
85815 RADIO AVE
YULEE, FL 32097

2025

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories0 0 100

Units0 0 100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4048.00

TOTALS1,4681,17774,786

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,177116.800099.28116,853201020100036.0064.00

M/H 94+ - 100% - 2021Heated Area: 1080HX Base Yr 2021

UOP2021BAS2010UOP2021

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/09/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE91,563

TOTAL MARKET OB/XF VALUE1,440

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE178,003

SOH/AGL Deduction42,653

ASSESSED VALUE135,350

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE84,628

TOTAL JUST VALUE178,003

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE165,525

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / I / RSN CD SALE PRICE

2381/10257/24/2020WD U I 3737,000

GRANTOR: MINER STEVEN & KIMBER

GRANTEE: YARBROUGH TODD DANI

1689/02017/06/2010WD U I 11100

GRANTOR: SZATHMARY BONNIE R

GRANTEE: MINER STEVEN & KIMB

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W14 UOP=[YR=2021] N12 W24 S12 E24\$ W26 S27 E20
UOP=[YR=2021] S10 E10 N10 W10\$ E20 N27\$.

EXTRA FEATURES

85815 RADIO AVE, YULEE

L NOBJXFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10940SHEDS/PORT01001220240.00SF30.0030.00100199519953201,440

TOTAL OB/XF1,440

LAND DESCRIPTIONTOTAL OB/XF1,440

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.001.00LT1.001.001.0085,000.0085,000.0085,000

REVIEW DATE10/11/2021BYNWTotal Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 07/30/2025 BY SYS

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