

CHRISTMAS CHRISTOPHER & DARLA J
85809 RADIO AVE
YULEE, FL 32097

42-2N-27-4614-0001-0200

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4										
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		05	AVERAGE 100							0800	02	1,512	117.2000	99.62	150,625	1996	1996		0	0	70.00	30.00	VALUATION BY					STANDARD																
Roof Structur		03	GABLE/HIP 100							1 M/H 94+ - 100% - 2005										Heated Area: 1512					HX Base Yr 2005					Tax Group: 4					Tax Dist:									
Roof Cover		05	COMP SHNGL 100							56 27 BAS 1996 56 27															BUILDING MARKET VALUE					45,188														
Interior Wall		03	DRYWALL 100																						TOTAL MARKET OB/XF VALUE					2,695														
Interior Floo		14	CARPET 80																						TOTAL LAND VALUE - MARKET					85,000														
Interior Floo		08	SHT VINYL 20																						TOTAL MARKET VALUE					132,883														
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction					71,362														
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE					61,521														
Bedrooms			3 100																						TOTAL EXEMPTION VALUE					HX HB 36,521														
Bathrooms			2 100																						BASE TAXABLE VALUE					25,000														
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE					132,883														
Stories			1. 1. 100																						NCON VALUE					0														
Units			0 100							INCOME VALUE																																		
										PREVIOUS YEAR MKT VALUE					129,282																													
Quality		03	Quality Level 03																																									
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	1,512	100	1996	1,512	45,188																																							
TOTALS		1,512			1,512	45,188		85809 RADIO AVE, YULEE										BLD DATE				LGL DATE		05/09/2025		MLU																		
EXTRA FEATURES									XF DATE				LAND DATE				AG DATE																											
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	0500	FP-PRE FAB		0	100	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695																												
LAND DESCRIPTION																									TOTAL OB/XF										2,695									
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 04/07/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																												