BLOCK 1 LOT 21
IN OR 1985/251 & OR 1985/253
R568042 & R568043

OUSLEY JASE D
85793 RADIO RD
YULEE, FL 32097

2025

42-2N-27-4614-0001-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

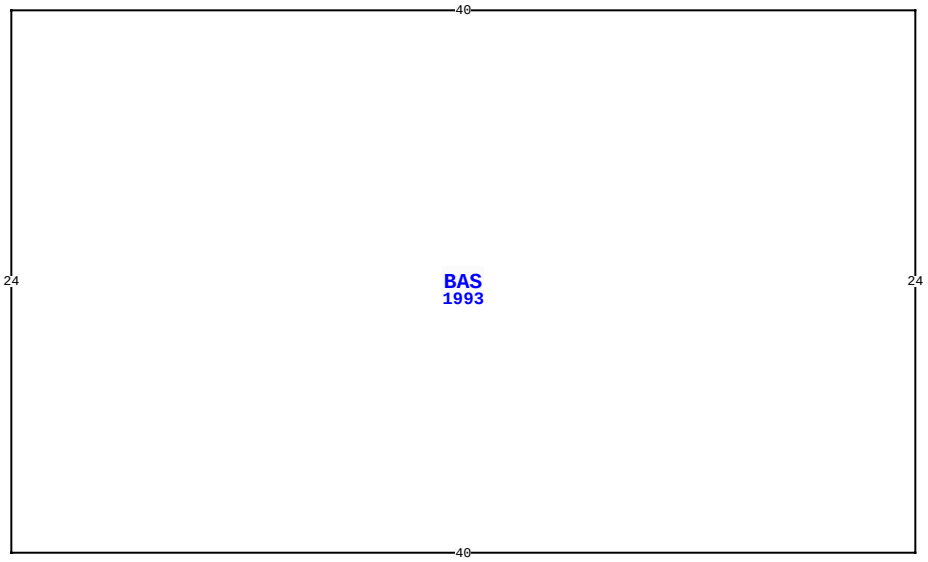
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	960	100	1993	960	28,293
TOTALS	960			960	28,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	122.8000	98.24	94,310	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	28,293
TOTAL MARKET OB/XF VALUE	6,222
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	119,515
SOH/AGL Deduction	34,334
ASSESSED VALUE	85,181
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,181
TOTAL JUST VALUE	119,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E98 4674	CHNGE SRVC	0	06/01/1998
8694	MH MOVE-ON	15,000	09/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1985/0253	6/05/2015	WD	U	I	16	35,500
GRANTOR: NICK GILLETTE HOLDING						
GRANTEE: OUSLEY JASE D						
1985/0251	6/05/2015	WD	U	I	16	35,500
GRANTOR: BRECAN ENTERPRISES IN						
GRANTEE: OUSLEY JASE D						

BLD DATE	08/01/2008 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

85793 RADIO AVE, YULEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E40 N24$.

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	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2009	2009	3	35	224	
2	0812	CONCRETE C	0	0	0	0	1,785.00	SF	4.00	4.00	100	2005	2005	3	84	5,998	

LAND DESCRIPTION

TOTAL OB/XF 6,222

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 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