BLOCK 1 LOT 22 R568180
IN OR 2086/1796
YULEE WOODS #4 PB 5/301 & 302

THORNLEY ROBERT M
85775 RADIO AVE
YULEE, FL 32097

2025

42-2N-27-4614-0001-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

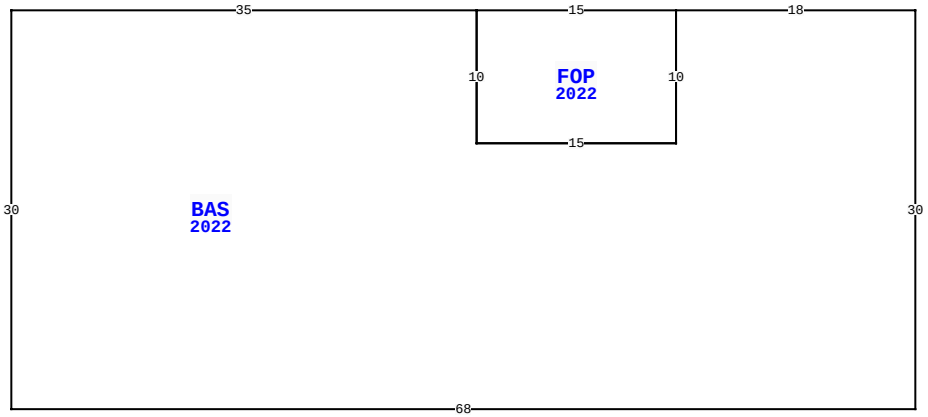
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	2022	1,890	190,260
FOP	150	30	2022	45	4,530
TOTALS	2,040			1,935	194,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,935	122.1000	103.78	200,814	2021	2021	0	0	0	3.00	97.00

2 M/H 94+ – 100% - 2023 Heated Area: 1890 HX Base Yr 2023



85775 RADIO AVE, YULEE

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

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,790
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		279,790
SOH/AGL Deduction		77,731
ASSESSED VALUE		202,059
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		151,337
TOTAL JUST VALUE		279,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013892	CO ISSUED	0	10/12/2021
21002409	MH MOVE-ON	0	03/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2086/1796	12/06/2016	LE	U	I	11	100
GRANTOR: THORNLEY PATRICIA						
GRANTEE: THORNLEY PATRICIA L						
0660/0366	6/02/1992	WD	Q	V		15,000
GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: THORNLEY PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FOP=[YR=2022] W15 S10 E15 N10$ S10 W15 N10 W35 S30 E68 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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 10/11/2021 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS