W1/2 OF LOT 4
IN OR 2243/269
SUB OF CHARLOTTE STEVENS

DUNN JARED J & BETHANY
85045 RADIO AVE
YULEE, FL 32097

2026

42-2N-27-4480-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

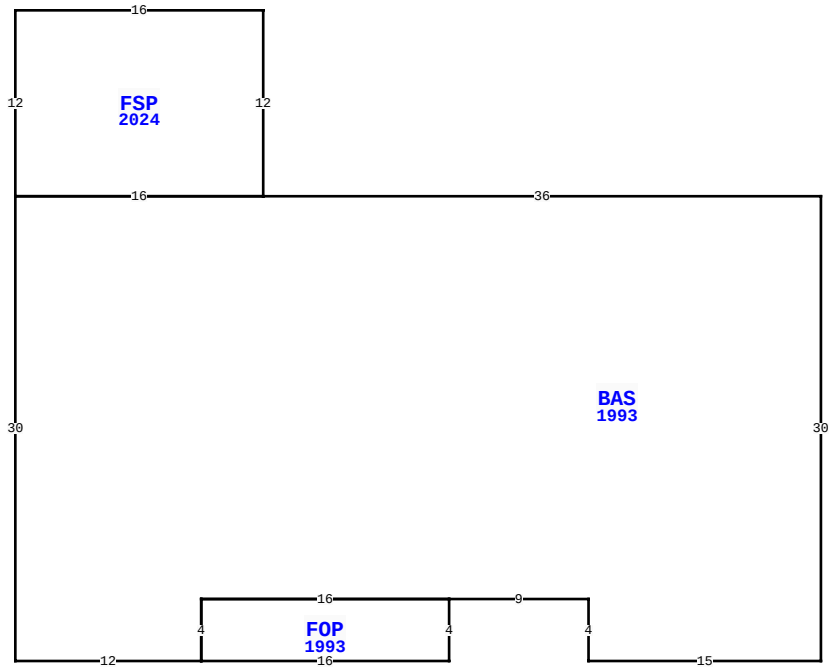
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100	1993	1,460	223,340
FOP	64	30	1993	19	2,906
FSP	192	40	2024	77	11,779
TOTALS	1,716			1,556	238,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,556	161.8740	169.97	264,473	1960	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2019 Heated Area: 1460 HX Base Yr 2019



85045 RADIO AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,026
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		303,026
SOH/AGL Deduction		109,739
ASSESSED VALUE		193,287
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		141,876
TOTAL JUST VALUE		303,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011051	REMODEL	50,000	12/12/2017
B26333	REMODEL	2,000	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2243/0269	11/23/2018	SW	Q	I	01	200,000
GRANTOR: CORNERSTONE INVESTMEN						
GRANTEE: DUNN JARED J & BETH						
2127/0089	6/09/2017	WD	U	I	11	100
GRANTOR: CELEBRATION ASSEMBLY						
GRANTEE: CORNERSTONE INVESTM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W36 W16 S30 E12 N4 E16 E9 S4 E15 N30 $
FOP=[YR=1993;ORIG=-40,30] E16 N4 W16 S4 $
FSP=[YR=2024;ORIG=-52,0] E16 N12 W16 S12 $
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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

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	0003	RSF-	2100.00	170.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/05/2024 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS