W'LY 135 FT OF LOT 5
PT OR 475 PG 680
SUB OF CHARLOTTE STEVENS

MAULDIN-COTTRELL INC
97009 BLACKBEARDS WAY
YULEE, FL 32097

2026

42-2N-27-4480-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

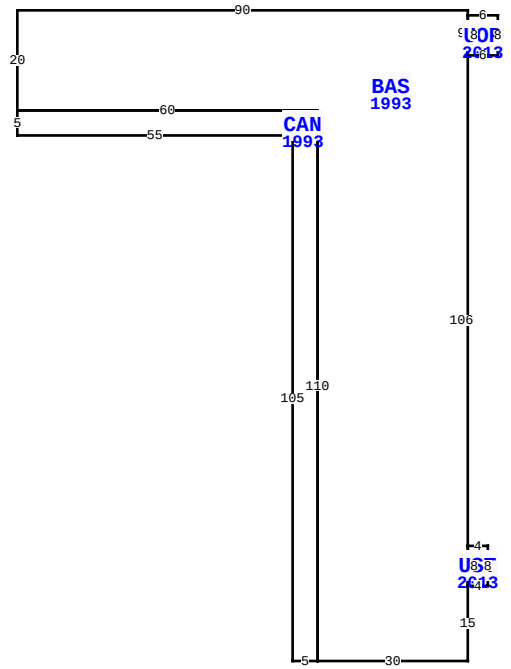
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		13 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		14 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,100	100	1993	5,100	280,793
CAN	825	30	1993	248	13,654
UOP	48	20	2013	10	551
UST	32	40	2013	13	716
TOTALS	6,005			5,371	295,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	5,371	88.1790	97.88	525,713	1990	1990	0	0	0	43.75	56.25

1 NBHD SHOP 0% - 0 Heated Area: 5100 HX Base Yr



85009 RADIO AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE	05/18/2026 REA	AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	315,310
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	394,138
SOH/AGL Deduction	54,435
ASSESSED VALUE	339,703
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,703
TOTAL JUST VALUE	394,138
NCON VALUE	0
INCOME VALUE	394138
PREVIOUS YEAR MKT VALUE	384,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995801	REMODEL	2,000	02/01/1999
E985389	CHNGE SRVC	0	11/01/1998
B9805117	REMODEL	600	06/01/1998
E98 4944	CHNGE SRVC	300	06/01/1998
94-0668	NEW CONSTR	2,500	01/01/1994
6590	NEW CONSTR	49,480	07/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0267/0231	6/09/1978	WD	Q	V		6,000

GRANTOR: STEVENS JAMES S SR &

GRANTEE: COTTRELL LEONARD F

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W90 S20 CAN=[YR=1993] S5 E55 S105 E5 N110 W60$ E60 S110 E30 N15 UST=[YR=2013] E4 N8 W4 S8$ N106 UOP=[YR=2013] E6 N8 W6 S8$ N9$.

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	0803	ASPHALT C	0	0	80	64	5,120.00	SF	2.00	2.00	100	1985	1985	3	50	5,120	
2	0803	ASPHALT C	0	0	64	45	2,880.00	SF	2.00	2.00	100	1987	1987	3	50	2,880	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	001610	C	SH CTR NHD	0	0004	CN	136.00	170.00	23,090.00	SF		1.00	1.00	1.00	4.25	4.25	98,132							

REVIEW DATE 04/10/2024 BY KWA Total Acres: 0.53 Total Land Value: 78,828 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS