BLOCK 7 LOT 2
IN OR 674 PG 11
R567940 & R567941

D'ATRI ALTA F EST
85679 RADIO AVENUE
YULEE, FL 32097

2026

42-2N-27-4613-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

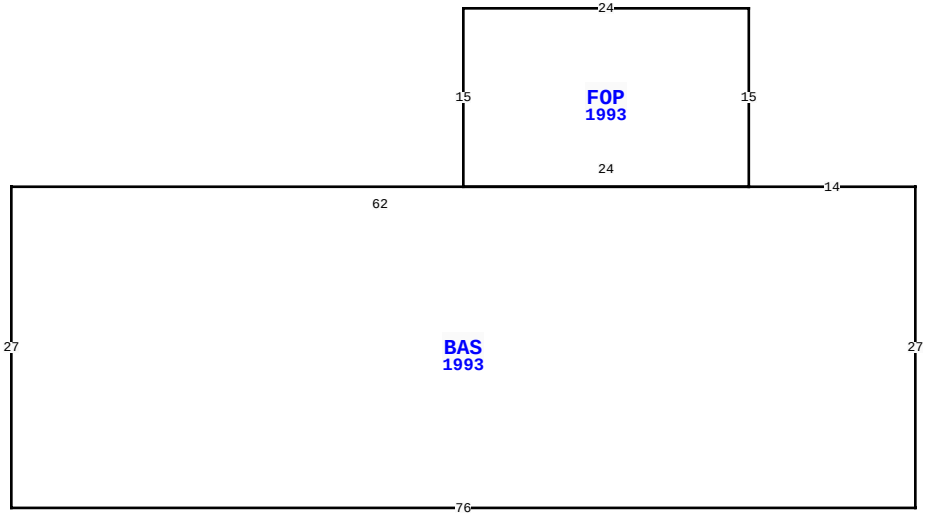
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,052	100	1993	2,052	61,117
FOP	360	30	1993	108	3,217
TOTALS	2,412			2,160	64,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,160	116.8000	99.28	214,445	1992	1997	0	0	0	70.00	30.00

1 M/H 93- 0% - 2025 Heated Area: 2052 HX Base Yr



85679 RADIO AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	64,334
TOTAL MARKET OB/XF VALUE	442
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	154,776
SOH/AGL Deduction	0
ASSESSED VALUE	154,776
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,776
TOTAL JUST VALUE	154,776
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9169	MH MOVE-ON	47,594	01/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0674/0011	1/21/1993	WD	Q	V		14,500

GRANTOR: SHEFFIELD WM ETAL

GRANTEE: D'ATRI ALTA F

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	0751	UOP	0	0	12	16	192.00	SF	10.00	10.00	100	1997	1997	3	23	442	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] N15 W24 S15 E24$ W62 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 442

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS