



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	05	AVERAGE 100		0820	02	1,356	146.4000	124.44	168,741	1993	2008	0	0	0	42.00	58.00	STANDARD																
Roof Structur	03	GABLE/HIP 100		1 M/H 93- 100% - 2023										Heated Area: 1152										HX Base Yr 2023									
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																															
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	1,152	100	1993	1,152	83,146																												
USP	132	50	1993	66	4,764																												
USP	276	50	1993	138	9,960																												
TOTALS		1,560			1,356	97,870											BLD DATE		LGL DATE		05/11/2026		MLU										
EXTRA FEATURES		85655 RADIO AVE, YULEE										XF DATE		LAND DATE		AG DATE																	
L N	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	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	2015	2015	3	60	2,400																		
LAND DESCRIPTION																		TOTAL OB/XF 2,400															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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																		

WATERS ERIK RANDOLPH
85655 RADIO AVE
YULEE, FL 32097

42-2N-27-4613-0007-0030

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

25

MOD METAL 100

Roof Structur

10

STEEL FRME 100

Roof Cover

12

MODULAR MT 100

Interior Wall

07

NONE 100

Interior Floo

03

CONC FINSH 100

Air Condition

01

NONE 100

Heating Type

01

NONE 100

Bedrooms

0 100

Bathrooms

0 100

Frame Stories

05

STEEL 100

1.

1. 100

Units Occupancy

0 100

00

NONE 100

Quality

06 Quality Level 06

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

400

100

2021

400

9,473

TOTALS

400

400

9,473

EXTRA FEATURES

L N

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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

6500

01

400

63.2500

24.67

9,868

2021

2021

0

0

4.00

96.00

2 GARAGE RES

100% - 2023

Heated Area: 400

HX Base Yr 2023

20

20

20

20

BAS
2021

NASSAU COUNTY PROPERTY

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VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

107,343

TOTAL MARKET OB/XF VALUE

2,400

TOTAL LAND VALUE - MARKET

90,000

TOTAL MARKET VALUE

199,743

SOH/AGL Deduction

12,021

ASSESSED VALUE

187,722

TOTAL EXEMPTION VALUE

HX HB WR

56,411

BASE TAXABLE VALUE

131,311

TOTAL JUST VALUE

199,743

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

191,968

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2567/0891

5/26/2022

WD Q

I

01

250,000

GRANTOR: DEGENER PAUL A & TONY

GRANTEE: WATERS ERIK RANDOLP

2446/0167

3/16/2021

WD U

I

30

34,500

GRANTOR: DEGENER PAUL A

GRANTEE: DEGENER PAUL A & TO

BUILDING NOTES

BAS=[YR=2021] W20 S20 E20 N20\$.

BUILDING DIMENSIONS

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 90,000

Market: 0

Agricultural: 0

Common: 90,000

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