BLOCK 7 LOT 5
IN OR 684 PG 984
YULEE WOODS #3 PB 5/239

SCOATES GEORGE R
85615 RADIO AVE
YULEE, FL 32097

2026

42-2N-27-4613-0007-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	99	N/A 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

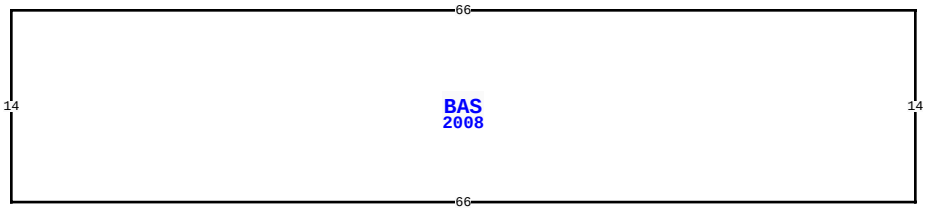
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2008	924	22,855
TOTALS	924			924	22,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	97.0000	82.45	76,184	1989	1989	0	0	0	70.00	30.00

1 M/H 93- 100% - 2022 Heated Area: 924 HX Base Yr 2022



85615 RADIO AVE, YULEE

BLD DATE	06/05/2009 KK	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		22,855
TOTAL MARKET OB/XF VALUE		1,102
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		113,957
SOH/AGL Deduction		30,160
ASSESSED VALUE		83,797
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		32,386
TOTAL JUST VALUE		113,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4547	MH MOVE-ON	0	01/01/2005
MH982219	MH MOVE-ON	0	05/01/1998
8020	MH MOVE-ON	22,000	01/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0684/0984	7/09/1993	WD	Q	V		18,500
GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: SCOATES GEORGE R						
0676/0679	3/03/1993	CT	U	V	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: SHEFFIELD WM ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S14 E66 N14$.

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	1242	WD DECK A	0	100	34	12	408.00	SF	10.00	10.00	100	2008	2008	3	27	1,102	

LAND DESCRIPTION

TOTAL OB/XF 1,102

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	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