BLOCK 7 LOT 7
R498069 & R498070
YULEE WOODS #3 PB 5/239

FOLEY SEAN MICHAEL PETER/ZARAGOZA MARISSA LEIGH
85569 RADIO AVE
YULEE, FL 32097

2026

42-2N-27-4613-0007-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

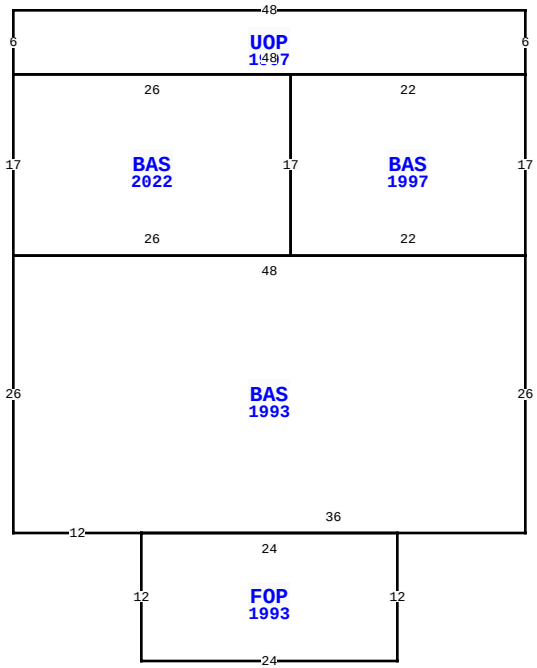
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,248	100	1993	1,248	78,776
BAS	374	100	1997	374	23,607
BAS	442	100	2022	442	27,900
FOP	288	30	1993	86	5,428
UOP	288	25	1997	72	4,545
TOTALS	2,640			2,222	140,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,222	128.0400	108.83	241,820	1988	2008	0	0	0	42.00	58.00

1 M/H 93- 100% - 2022 Heated Area: 2064 HX Base Yr 2022



85569 RADIO AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		140,256
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		230,256
SOH/AGL Deduction		42,998
ASSESSED VALUE		187,258
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,847
TOTAL JUST VALUE		230,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963099	ADDITION	30,685	07/01/1996
94 01454	MH MOVE-ON	5,806	12/01/1994
9023	MH MOVE-ON	22,983	08/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2500/1519	9/28/2021	WD	Q	I	01	180,000
GRANTOR: POPE CHILI A						
GRANTEE: FOLEY SEAN MICHAEL						
1162/1777	8/15/2003	QC	Q	I	01	100
GRANTOR: POPE CHARLES E						
GRANTEE: POPE CHILI A						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1997] W48 S6 BAS=[YR=2022] S17 BAS=[YR=1993] S26 E12 FOP=[YR=1993] S12 E24 N12 W24$ E36 N26 BAS=[YR=1997] N17 W22 S17 E22$ W48$ E26 N17 W26$ E48 N6$.

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	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