BLOCK 8 LOT 4
YULEE WOODS #3 PB 5/239

GULLO MONIQUE MARIE
85632 RADIO AVENUE
YULEE, FL 32097

2026

42-2N-27-4613-0008-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

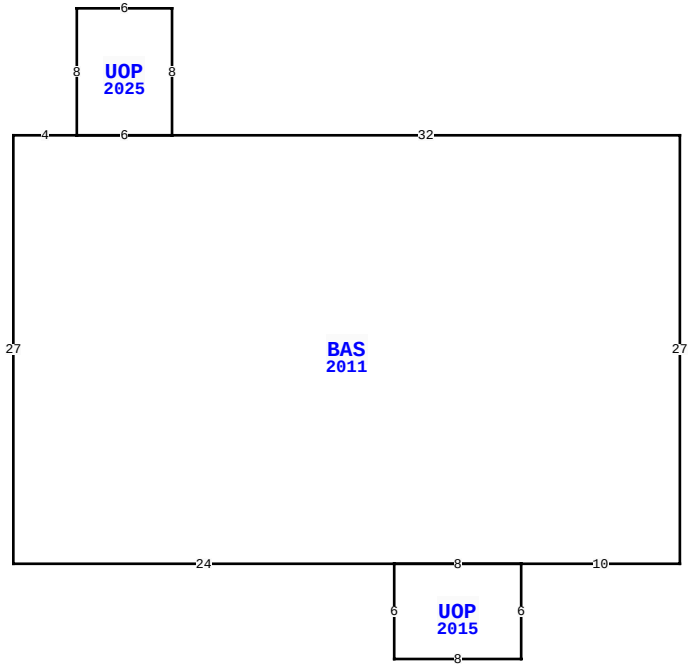
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	2011	1,134	94,573
UOP	48	25	2015	12	1,001
UOP	48	25	2025	12	1,001
TOTALS	1,230			1,158	96,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,158	140.4000	126.36	146,325	2012	2012	0	0	0	34.00	66.00

1 M/H 94+ 100% - 2026 Heated Area: 1134 HX Base Yr 2026



85632 RADIO AVE, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		96,574
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		186,574
SOH/AGL Deduction		0
ASSESSED VALUE		186,574
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,163
TOTAL JUST VALUE		186,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,080

DW/MH/ID N111058(A/B) __ 2012 NOBILTY (20

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5383	CO ISSUED	0	11/18/2011
P15110	NEW CONSTR	0	11/01/2011
8982	MH MOVE-ON	9,995	07/31/1992
7848	MH MOVE-ON	19,000	06/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2788/627	5/09/2025	WD	Q	I	01	242,500
GRANTOR: DECARLO KRISTINE M						
GRANTEE: GULLO MONIQUE MARIE						
1036/1942	2/12/2002	WD	Q	I		49,000
GRANTOR: MILLER MICHAEL JR & D						
GRANTEE: DECARLO KRISTINE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,0] W32 W6 W4 S27 E24 E8 E10 N27 $
UOP=[YR=2015;ORIG=-18,27] S6 E8 N6 W8 $
UOP=[YR=2025;ORIG=-38,0] E6 N8 W6 S8 $
.

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

TOTAL OB/XF 0

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 02/24/2025 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS