BLOCK 8 LOT 12
YULEE WOODS #3 PB 5/239

ROUSE JUDY L/E/
85460 RADIO AVE
YULEE, FL 32097

2026

42-2N-27-4613-0008-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

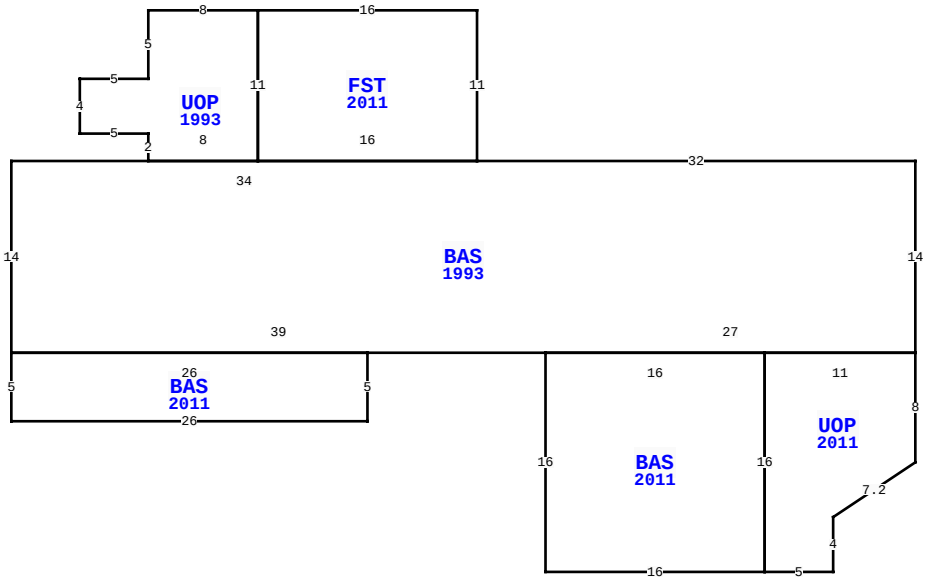
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	924	100	1993	924	23,279
BAS	130	100	2011	130	3,275
BAS	256	100	2011	256	6,450
FST	176	65	2011	114	2,872
UOP	108	25	1993	27	680
UOP	140	25	2011	35	882
TOTALS	1,734			1,486	37,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,486	98.8000	83.98	124,794	1989	1989	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1310 HX Base Yr



85460 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		37,438
TOTAL MARKET OB/XF VALUE		5,315
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		132,753
SOH/AGL Deduction		88,680
ASSESSED VALUE		44,073
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		14,073
TOTAL JUST VALUE		132,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2873/0555	6/04/2026	LE	U	I	11	100
GRANTOR: ROUSE JUDY L/E						
GRANTEE: RHODES JASON A						
0671/1011	12/08/1992	WD	Q	V		15,000
GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: ROUSE PAUL I & JUDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 FST=[YR=2011] N11 W16 UOP=[YR=1993] W8S5 W5 S4 E5 S2 E8 N11$ S11 E16$ W34 S14 BAS=[YR=2011] S5 E26 N5 W26$ E39 BAS=[YR=2011] S16 E16 UOP=[YR=2011] E5 N4 U4 R6 N8 W11 S16$ N16 W16$ E27 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	12	8	96.00	SF	10.00	10.00	100	1994	1994	3	20	192	
2	0940	SHEDS/PORT	0	100	16	24	384.00	SF	30.00	30.00	100	1993	1993	3	20	2,304	
3	0681	POLE SHED	0	100	22	24	528.00	SF	15.00	15.00	100	2000	2000	3	26	2,059	
4	0351	CARPORT MT	0	100	20	19	380.00	SF	10.00	10.00	100	2000	2000	3	20	760	

LAND DESCRIPTION

TOTAL OB/XF 5,315

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