BLOCK 12 LOT 1
IN OR 1089/1976 R583398
YULEE WOODS #3 PB 5/239

CASON ALTON JEFF
85386 RADIO AVENUE
YULEE, FL 32097-4074

2026

42-2N-27-4613-0012-0010

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	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

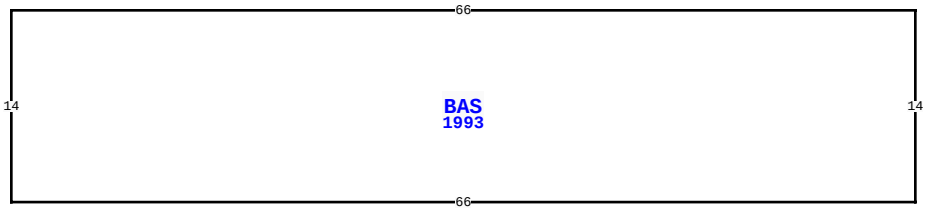
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	24,349
TOTALS	924			924	24,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	97.6000	87.84	81,164	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ 100% - 2003 Heated Area: 924 HX Base Yr 2003



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		36,774
TOTAL MARKET OB/XF VALUE		550
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		127,324
SOH/AGL Deduction		66,041
ASSESSED VALUE		61,283
TOTAL EXEMPTION VALUE	HX HB	36,283
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		127,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985632	GARAGE	22,500	12/01/1998
94-345	MH MOVE-ON	19,500	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1089/1976	10/24/2002	QC	U	I	07	100
GRANTOR: CASON ALTON J						
GRANTEE: CASON ALTON JEFF						
1088/1700	10/21/2002	QC	Q	I	01	100
GRANTOR: CASON ALTON J						
GRANTEE: CASON ALTON JEFF						

85386 RADIO AVE, YULEE

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

BUILDING NOTES

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
2	0351	CARPORT MT	0	100	12	25	275.00	SF	10.00	10.00	100	1999	1999	3	20	550	

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 550

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

BLOCK 12 LOT 1
IN OR 1089/1976 R583398
YULEE WOODS #3 PB 5/239

CASON ALTON JEFF
85386 RADIO AVENUE
YULEE, FL 32097-4074

2026

42-2N-27-4613-0012-0010

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	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

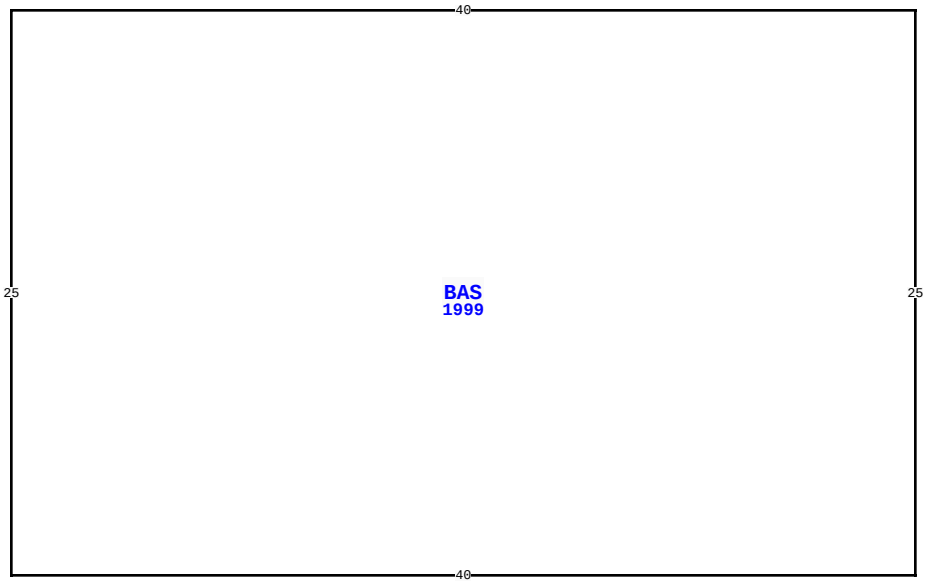
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1999	1,000	12,425
TOTALS	1,000			1,000	12,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,000	59.0000	23.01	23,010	1999	1999	0	0	0	46.00	54.00

2 GARAGE RES 100% - 2003 Heated Area: 1000 HX Base Yr 2003



85386 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		36,774
TOTAL MARKET OB/XF VALUE		550
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		127,324
SOH/AGL Deduction		66,041
ASSESSED VALUE		61,283
TOTAL EXEMPTION VALUE	HX HB	36,283
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		127,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1089/1976	10/24/2002	QC	U	I	07	100
GRANTOR: CASON ALTON J						
GRANTEE: CASON ALTON JEFF						
1088/1700	10/21/2002	QC	Q	I	01	100
GRANTOR: CASON ALTON J						
GRANTEE: CASON ALTON JEFF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W40 S25 E40 N25$.

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

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