

BLOCK 1 LOT 14
1994 MERIT TW/MH
YULEE WOODS #4 PB 5/301 & 302

BENDER JOHN A & CYNTHIA J L/E/
85726 RADIO AVE
YULEE, FL 32097

2026

42-2N-27-4614-0001-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	30	. 100

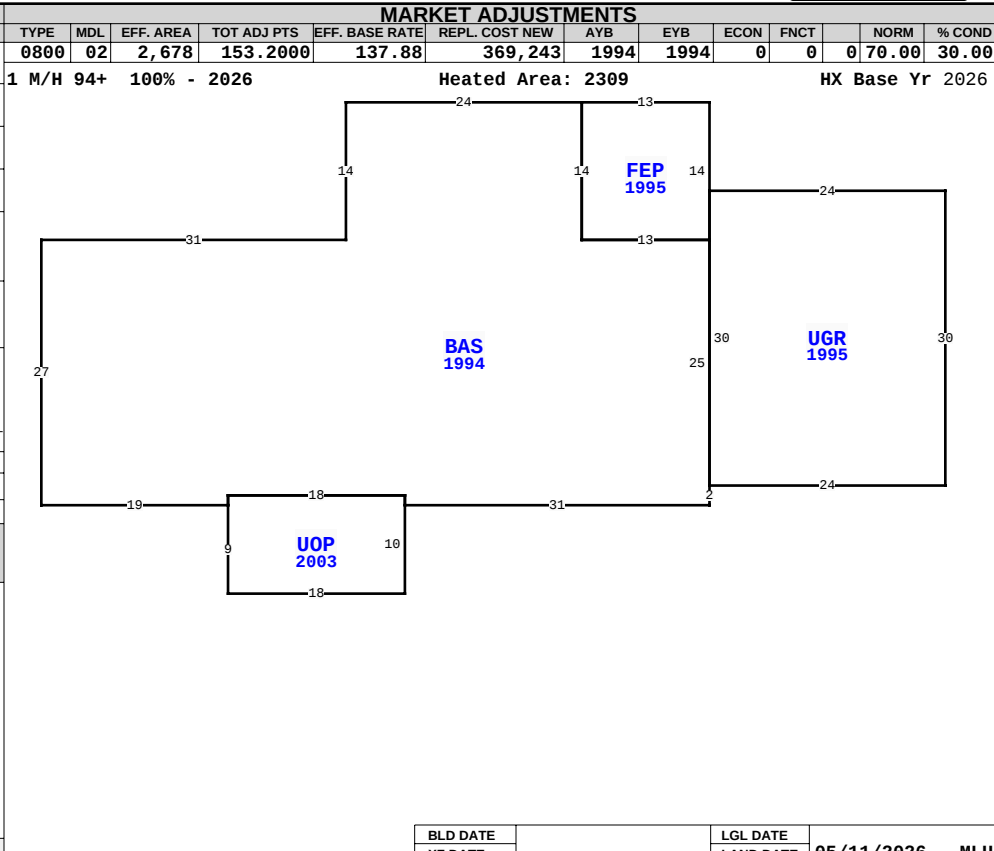
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,154	100	1994	2,154	89,098
FEP	182	85	1995	155	6,411
UGR	720	45	1995	324	13,402
UOP	180	25	2003	45	1,862
TOTALS	3,236			2,678	110,773

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	1242	WD DECK A	0	100	0	0	272.00	SF	10.00
4	0751	UOP	0	100	12	10	120.00	SF	10.00
5	0511	GARAGE CB-	0	100	32	24	768.00	SF	40.00
6	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD



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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	
2	1242	WD DECK A	0	100	0	0	272.00	SF	10.00	10.00	100	1994	1994	3	20	544	
4	0751	UOP	0	100	12	10	120.00	SF	10.00	10.00	100	1999	1999	3	25	300	
5	0511	GARAGE CB-	0	100	32	24	768.00	SF	40.00	40.00	100	2000	2000	3	75	23,040	
6	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2014	2014	3	55	3,300	

TOTAL OB/XF										29,704			
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
06	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00		

Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				110,773	
TOTAL MARKET OB/XF VALUE				29,704	
TOTAL LAND VALUE - MARKET				90,000	
TOTAL MARKET VALUE				230,477	
SOH/AGL Deduction				0	
ASSESSED VALUE				230,477	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				179,066	
TOTAL JUST VALUE				230,477	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				223,675	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995847	GARAGE	19,200	03/01/1999
94-329	MH MOVE-ON	48,500	01/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2494/0625	8/20/2021	LE U	I	I	11
GRANTOR: BENDER JOHN A & CYNTH					SALE PRICE 100
GRANTEE: BENDER JUSTIN R					
1931/0328	7/28/2014	WD Q	I	I	01
GRANTOR: FOWLER MARGARET A & M					155,000
GRANTEE: BENDER JOHN A & CYN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FEP=[YR=1995] W13 BAS=[YR=1994] W24 S14 W31 S27 E19									
UOP=[YR=2003] S9 E18 N10 W18 S1 \$ N1 E18 S1 E31 N2									
UGR=[YR=1995] E24 N30 W24 S30\$ N25 W13 N14\$ S14 E13 N14\$.									