

BLOCK 1 LOT 15
YULEE WOODS #4 PB 5/301 & 302

WHITMAN BEVERLY ANN
85756 RADIO AVE
YULEE, FL 32097

2026

42-2N-27-4614-0001-0150



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																												
Exterior Wall	30	VINYL 100	0800	02	1,836	138.9600	125.06	229,610	1994	1999	0	0	0	60.00	40.00	STANDARD																												
Roof Structur		N/A 100	1 M/H 94+ 100% - 1993														Heated Area: 1836														HX Base Yr 1993													
Roof Cover	12	MODULAR MT 100	276827 BAS 1994																																									
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		3 100																																										
Bathrooms		2 100																																										
Frame	02	WOOD FRAME 100																																										
Stories	1.	1. 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	1,836	100	1994	1,836	91,844																																							
TOTALS			1,836			1,836	91,844																																					
EXTRA FEATURES			85756 RADIO AVE, YULEE																																									
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	0820	WOOD WALK	0	100	0	0	96.00	SF	11.75	11.75	100	2000	2000	3	40	451																												
4	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	20	128																												
LAND DESCRIPTION			TOTAL OB/XF 3,099																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																																												