BLOCK 1 LOT 17
YULEE WOODS #4 PB 5/301 & 302

TROXELL JAMES
85790 RADIO AVE
YULEE, FL 32097

2026

42-2N-27-4614-0001-0170

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

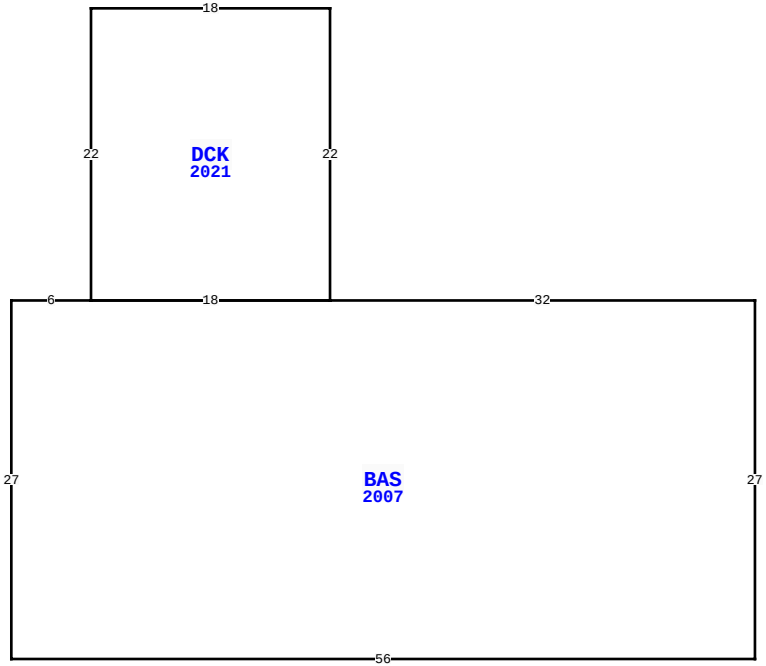
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2007	1,512	118,249
DCK	396	15	2021	59	4,614
TOTALS	1,908			1,571	122,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,571	140.1600	126.14	198,166	2007	2010	0	0	0	38.00	62.00

1 M/H 94+ 100% - 2026 Heated Area: 1512 HX Base Yr 2026



85790 RADIO AVE, YULEE

BLD DATE	03/04/2008 KK	LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		122,863
TOTAL MARKET OB/XF VALUE		5,120
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		217,983
SOH/AGL Deduction		145,949
ASSESSED VALUE		72,034
TOTAL EXEMPTION VALUE	HX HB	47,034
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		217,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4993	CO ISSUED	0	09/01/2007
MH4993	MH MOVE-ON	0	09/01/2007
P12702	OTHER	0	09/01/2007
M13233	MECH OTHER	0	08/01/2007
B0109154	FOUNDATION	310	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2766/1563	2/03/2025	WD	Q	I	01	243,000
GRANTOR: GARCIA KAYLA MARIE						
GRANTEE: TROXELL JAMES						
2276/1480	5/14/2019	WD	Q	I	01	153,000
GRANTOR: THORNLEY ROBERT MICHA						
GRANTEE: GARCIA KAYLA MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W32 W18 W6 S27 E56 N27 $
DCK=[YR=2021;ORIG=-50,0] E18 N22 W18 S22 $
.

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	20	10	200.00	SF	10.00	10.00	100	2009	2009	3	31	620	
3	0351	CARPORT MT	0	100	30	25	750.00	SF	10.00	10.00	100	2025	2015		60	4,500	

LAND DESCRIPTION

TOTAL OB/XF 5,120

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