BLOCK 1 LOT 18
IN OR 626 PG 152
R434125 & R434126

DEROSSETT PAUL W
85816 RADIO AVE.
YULEE, FL 32097

2026

42-2N-27-4614-0001-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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	03	Quality Level 03

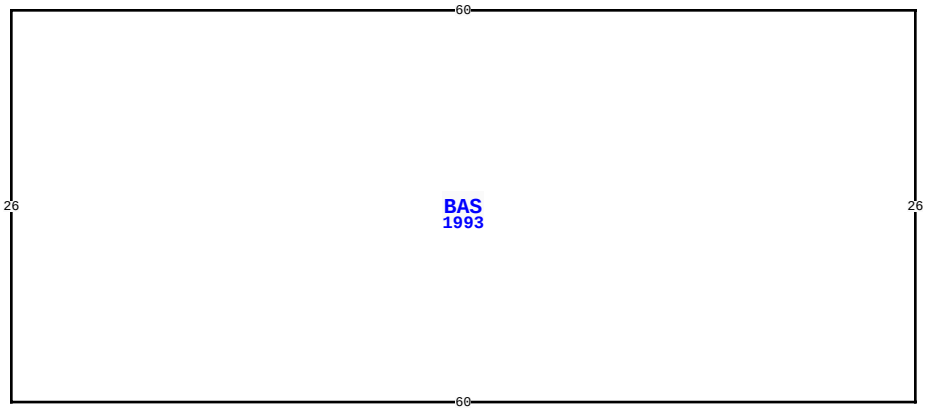
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	46,940
TOTALS	1,560			1,560	46,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,560	118.0000	100.30	156,468	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1560 HX Base Yr



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		46,940
TOTAL MARKET OB/XF VALUE		640
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		137,580
SOH/AGL Deduction		93,569
ASSESSED VALUE		44,011
TOTAL EXEMPTION VALUE	VX HX HB WR	35,000
BASE TAXABLE VALUE		9,011
TOTAL JUST VALUE		137,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0626/0152	5/14/1991	WD	Q	V		16,500

GRANTOR: SHEFFIELD WM F ETAL
GRANTEE: DEROSSETT PAUL & D

85816 RADIO AVE, YULEE

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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
1	0751	UOP	0	100	10	10	100.00	SF	10.00	10.00	100	2013	2013	3	64	640	

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S26 E60 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 640

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