

BLOCK 1 LOT 19
YULEE WOODS #4 PB 5/301 & 302

YARBROUGH TODD DANIEL JR & KAYLE L
85815 RADIO AVE
YULEE, FL 32097

2026

42-2N-27-4614-0001-0190



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	PAGE 1 of 2 4													
Exterior Wall	05	AVERAGE 100	0800	02	1,177	116.8000	105.12	123,726	2010	2010	0	0	0	38.00	62.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ 100% - 2021										Heated Area: 1080					HX Base Yr 2021					Tax Group: 4 Tax Dist:						
Roof Cover	03	COMP SHNGL 100	24 12 24 12 26 14 27 20 10 10 10 27 20 27 UOP 2021 BAS 2010 UOP 2021 <td colspan="10">BUILDING MARKET VALUE</td> <td colspan="5">94,217</td>										BUILDING MARKET VALUE										94,217						
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										1,440						
Interior Floo	14	CARPET 70											TOTAL LAND VALUE - MARKET										90,000						
Interior Floo	08	SHT VINYL 30											TOTAL MARKET VALUE										185,657						
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										46,653						
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										139,004						
Bedrooms		3 100											TOTAL EXEMPTION VALUE										HX HB 51,411						
Bathrooms		2 100											BASE TAXABLE VALUE										87,593						
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										185,657						
Stories	0	0 100											NCON VALUE										0						
Units	0	0 100	INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE										178,003																

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