

PT OF LOT 5 TRACT 2
IN OR 1058/1957
R816111 & R816110

WILLIS DANIEL W
87335 RADDIN ROAD
YULEE, FL 32097

2023

37-3N-27-4680-0005-0090



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	05	AVERAGE 100	0820	02	1,602	117.6000	76.44	122,457	1986	1986	0	0	70.00	30.00	STANDARD															
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2004													Heated Area: 1560 HX Base Yr 2004														
Roof Cover	03	COMP SHNGL 100	24 40 24 25 21 21 8 8 21 21 25 40 24 24 21 21 8 8 21 21 25 40 24 24 BAS 1993 UOP 2000																											
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 90																												
Interior Floo	08	SHT VINYL 10																												
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			03	Quality Level 03																										
DOR CODE			0200 MOBILE HOME																											
MAP NUM															MKT AREA			04												
NEIGHBORHOOD/LOC			4031.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,560	100	1,560	35,774																										
UOP	168	25	42	963																										
TOTALS			1,728	1,602	36,737																									
EXTRA FEATURES			87335 RADDIN RD, 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														
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170															
4	1242	WD DECK A	0 100	0	0	332.00	SF	10.00	10.00	100	1995	1995	3	20	664															
LAND DESCRIPTION			TOTAL OB/XF												2,834															
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	000102	C	SFR/MH	100		OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	80,000.00	80,000.00	93,600													
REVIEW DATE 05/24/2018 BY SBX Total Acres: 1.17 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 08/02/2023 BY SYS																														