

PT OF LOT 6
IN OR 495/1268 & OR 512/43
H M THIGPEN EST DB 39/356

MCDONALD DEBRA A
87188 RADDIN ROAD
YULEE, FL 32097

2023

37-3N-27-4680-0006-0020



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 1																																							
Exterior Wall	12	CEDAR 100	0100	01	2,261	105.3500	95.08	214,976	1986	1988	0	0	0	17.00	83.00	VALUATION SUMMARY																																						
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 2153													HX Base Yr																									
Roof Cover	03	COMP SHNGL 100														VALUATION BY													STANDARD																									
Interior Wall	05	DRYWALL 100														Tax Group: 4													Tax Dist:																									
Interior Floo	09	PINE WOOD 50														BUILDING MARKET VALUE													178,430																									
Interior Floo	14	CARPET 50														TOTAL MARKET OB/XF VALUE													13,966																									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET													232,400																									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE													273,437																									
Bedrooms	3	100														SOH/AGL Deduction													124,337																									
Bathrooms	2	100														ASSESSED VALUE													149,100																									
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE													HX HB WX 55,000																									
Stories	2.	100														BASE TAXABLE VALUE													94,100																									
Units	0	100	TOTAL JUST VALUE													424,796																																						
BUD8 Adjustme	04	DIST 01 100	NCON VALUE													0																																						
Occupancy	00	NONE 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE 225,840																																						
Quality			03	Quality Level 03																																																		
DOR CODE			5000	IMPROVED AG																																																		
MAP NUM			MKT AREA													04																																						
NEIGHBORHOOD/LOC			4031.00																																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																		
BAL	280	15	42	3,314																																																		
BAS	934	100	934	73,708																																																		
BAS	136	100	136	10,733																																																		
FOP	200	30	60	4,735																																																		
FUS	672	100	672	53,032																																																		
SFB	154	80	123	9,707																																																		
SFB	360	80	288	22,728																																																		
STR	64	10	6	473																																																		
TOTALS			2,800	2,261	178,430																																																	
EXTRA FEATURES			87188 RADDIN RD, YULEE													BLD DATE XF DATE INC DATE													LGL DATE LAND DATE AG DATE													06/20/2023 MLU												
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	100	1986	1986	3	62	2,170																																							
2	0845	KOOL DECK	0	100	0	0	770.00	SF	7.25	100	1990	1990	3	62	3,461																																							
3	0861	POOL GUNIT	0	100	19	14	266.00	SF	85.00	100	1990	1990	3	20	4,522																																							
4	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	100	1990	1990	3	62	363																																							
5	0351	CARPORT MT	0	100	24	30	720.00	SF	10.00	100	1998	1998	3	20	1,440																																							
6	0680	POLE SHED	0	100	16	17	272.00	SF	10.00	100	2004	2004	3	40	1,088																																							
7	0940	SHEDS/PORT	0	100	16	8	128.00	SF	30.00	100	2004	2004	3	24	922																																							
TOTAL OB/XF																	13,966																																					
LAND DESCRIPTION																																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																														
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000																																					
2	005600	A	TIMBER 3 SI	0			0.00	0.00	2.54	AC		1.00	1.00	1.00	410.00	410.00	1,041																																					
3	009910	M	MKT. VAL. AG	0			0.00	0.00	2.54	AC		1.00	1.00	1.00	60,000.00	60,000.00	152,400																																					
REVIEW DATE 05/17/2021 BY NWX Total Acres: 3.54 Total Land Value: 81,041 Market: 152,400 Agricultural: 1,041 Common: 80,000 PRINTED 08/02/2023 BY SYS																																																						