PT JOHN LOW GRANT
SEC 42-2N-27E IN OR 2063/1714
(EX ESMT IN OR 725/1015 & UTIL

TUCKER SEAN M
85301 RADIO AV
YULEE, FL 32097

2023

42-2N-27-0000-0067-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

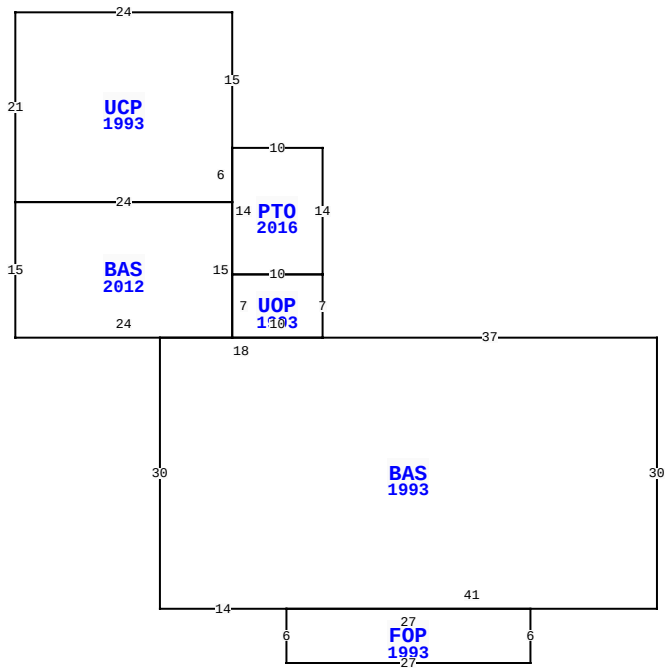
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	1,650	124,461
BAS	360	100	360	27,155
FOP	162	30	49	3,696
PTO	140	5	7	528
UCP	504	20	101	7,618
UOP	70	20	14	1,056
TOTALS	2,886		2,181	164,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,181	121.1280	109.32	238,427	1970	1980	0	0	0	31.00	69.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2010 HX Base Yr 2017



85301 RADIO AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/20/2016 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		164,515
TOTAL MARKET OB/XF VALUE		9,683
TOTAL LAND VALUE - MARKET		344,210
TOTAL MARKET VALUE		518,408
SOH/AGL Deduction		317,802
ASSESSED VALUE		200,606
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		150,606
TOTAL JUST VALUE		518,408
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2063/1714	7/29/2016	WD	U	I	30	180,000
GRANTOR: TUCKER 1998 TRUST ETA						
GRANTEE: TUCKER SEAN M						
2044/0223	5/05/2016	FJ	U	I	11	0
GRANTOR: TUCKER JAMES MILTON E						
GRANTEE: TUCKER MILTON B ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 UOP=[YR=1993] N7 PTO=[YR=2016] N14 W10 UCP=[YR=1993] N15 W24 S21BAS=[YR=2012] S15 E24 N15 W24$ E24 N6$ S14 E10$ W10 S7 E10$ W18 S30 E14 FOP=[YR=1993] S6 E27 N6 W27$ E41 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	31.2	1,092	
2	0681	POLE SHED	0	100	22	24	528.00	SF	15.00	15.00	100	1980	1980	3	20	1,584	
3	0803	ASPHALT C	0	100	0	0	5,290.00	SF	1.20	1.20	100	1980	1980	3	50	3,174	
4	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	1980	1980	3	35	137	
5	0510	GARAGE WD-	0	100	22	24	528.00	SF	35.00	35.00	100	1990	1990	3	20	3,696	

LAND DESCRIPTION

TOTAL OB/XF 9,683

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	000115	C	SFR ACRES	100		RS-2	0.00	0.00	4.28	AC		1.00	1.00	1.00	80,000.00	80,000.00	342,400							
2	009630	C	SWAMP	0			0.00	0.00	3.62	AC		1.00	1.00	1.00	500.00	500.00	1,810							

REVIEW DATE 01/25/2017 BY KW Total Acres: 7.90 Total Land Value: 344,210 Market: 0 Agricultural: 0 Common: 344,210 PRINTED 08/02/2023 BY SYS