PT JOHN LOW GRANT
SEC 42-2N-27E IN OR 2044/223
(EX PT IN OR 2063/1714)

TUCKER MILTON B/TUCKER THOMAS F
85329 RADIO AVENUE
YULEE, FL 32097

2023

42-2N-27-0000-0067-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

RADIO AV, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	240,350
TOTAL MARKET VALUE	240,350
SOH/AGL Deduction	116,340
ASSESSED VALUE	124,010
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,010
TOTAL JUST VALUE	240,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2044/0223	5/05/2016	FJ	U	I	11	0
GRANTOR: TUCKER JAMES MILTON E						
GRANTEE: TUCKER MILTON B ETA						
0856/0648	11/10/1998	QC	U	I	01	100
GRANTOR: TUCKER JAMES MILTON &						
GRANTEE: TUCKER 1998 TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RS-2	0.00	0.00	2.97	AC		1.00	1.00	1.00	80,000.00	80,000.00	237,600							
2	009630	C	SWAMP	0			0.00	0.00	5.50	AC		1.00	1.00	1.00	500.00	500.00	2,750							

REVIEW DATE 06/15/2022 BY NWA Total Acres: 8.47 Total Land Value: 240,350 Market: 0 Agricultural: 0 Common: 240,350 PRINTED 08/02/2023 BY SYS