LOT 43
IN OR 806/1402
THIGPEN SURVEY DB 39/356

MCDONALD DEBRA A/MCDONALD HOWARD W EST
87188 RADDIN RD
YULEE, FL 32097

2023

42-3N-28-5080-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

RADDIN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	120,000
TOTAL MARKET VALUE	3,980
SOH/AGL Deduction	0
ASSESSED VALUE	3,980
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,980
TOTAL JUST VALUE	120,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0806/1402	9/16/1997	TD	U	V	04	10,400

GRANTOR: CLERK OF COURT
GRANTEE: MCDONALD DEBRA A &

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	410.00	410.00	3,280							
2	005902	A	HARDWOOD SI	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	175.00	175.00	700							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	12.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	120,000							

REVIEW DATE 01/01/2018 BY MH Total Acres: 12.00 Total Land Value: 3,980 Market: 120,000 Agricultural: 3,980 Common: 0 PRINTED 08/02/2023 BY SYS