LOT 11
IN OR 2188/647
SUB OF F GRIFFIN LAND

LODA PETER B & MARSHA D
87157 RADDIN RD
YULEE, FL 32097

2023

51-3N-27-4760-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

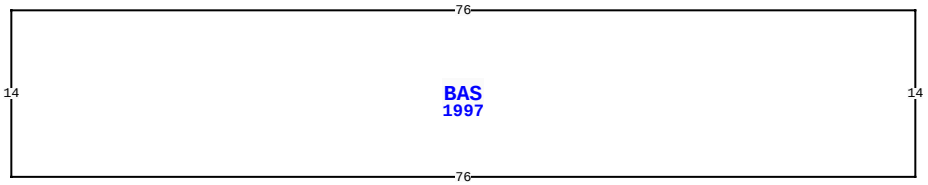
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	21,620
TOTALS	1,064		1,064	21,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	104.2000	67.73	72,065	1989	1994	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



87157 RADDIN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	21,620
TOTAL MARKET OB/XF VALUE	10,759
TOTAL LAND VALUE - MARKET	80,800
TOTAL MARKET VALUE	113,179
SOH/AGL Deduction	48,829
ASSESSED VALUE	64,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,350
TOTAL JUST VALUE	113,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971782	MH MOVE-ON	0	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2188/0647	4/04/2018	WD	Q	I	01	67,000
GRANTOR: KATO CHRISTIAN						
GRANTEE: LODA PETER B & MARS						
2085/0813	11/18/2016	QC	U	I	11	100
GRANTOR: KATO AARON & DONNA						
GRANTEE: KATO CHRISTIAN						

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2014	2014	3	70	448	
3	0751	UOP	0	0	15	10	150.00	SF	10.00	10.00	100	2019	2019	3	93	1,395	
4	0680	POLE SHED	0	0	28	14	392.00	SF	10.00	10.00	100	2019	2019	3	93	3,646	
5	1242	WD DECK A	0	0	0	0	99.00	SF	10.00	10.00	100	2019	2019	3	90	891	
6	0810	CONCRETE A	0	0	60	4	240.00	SF	6.50	6.50	100	2019	2019	3	99	1,544	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W76 S14 E76 N14$.

LAND DESCRIPTION

TOTAL OB/XF 10,759

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,800							

REVIEW DATE 05/11/2020 BY NWA Total Acres: 1.01 Total Land Value: 80,800 Market: 0 Agricultural: 0 Common: 80,800 PRINTED 08/02/2023 BY SYS