LOT 12 (EX S-1)
IN OR 1716/1580
SUB OF F GRIFFIN LAND

FREEMAN JEREMY F/FREEMAN KENNETH F
87115 RADDIN ROAD
YULEE, FL 32097

2023

51-3N-27-4760-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

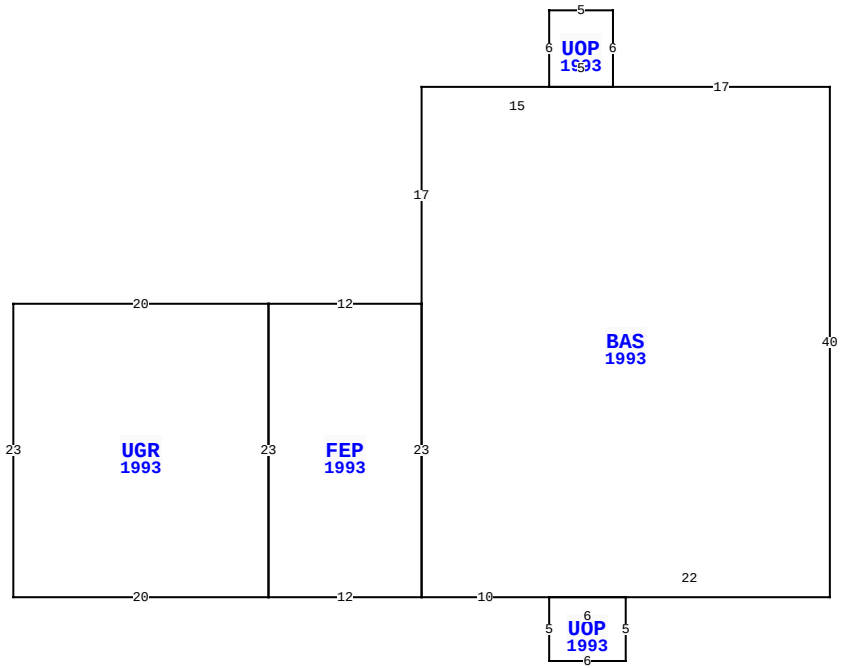
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1,280	77,595
FEP	276	80	221	13,397
UGR	460	45	207	12,549
UOP	30	20	6	364
UOP	30	20	6	364
TOTALS	2,076		1,720	104,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,720	97.0000	87.54	150,569	1965	1965	0	0	0	30.75	69.25

1 SINGLE FAM – 100% - 2013 Heated Area: 1280 HX Base Yr 2013



87115 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		104,269
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,800
TOTAL MARKET VALUE		185,069
SOH/AGL Deduction		116,003
ASSESSED VALUE		69,066
TOTAL EXEMPTION VALUE	HX HB	44,066
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		185,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1716/1580	12/28/2010	QC	U	I	11	100
GRANTOR: FREEMAN JEREMY F & KE						
GRANTEE: FREEMAN JEREMY F &						
1677/1086	5/07/2010	WD	U	I	11	44,500
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: FREEMAN KENNETH F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 UOP=[YR=1993] N6 W5 S6 E5$ W15 S17
FEP=[YR=1993] W12 UGR=[YR=1993] W20 S23 E20 N23$ S23 E12 N23$
S23 E10 UOP=[YR=1993] S5 E6 N5 W6$ E22 N40$.

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	100	0005		0.00	0.00	1.01	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,800							

REVIEW DATE 02/21/2018 BY SBX Total Acres: 1.01 Total Land Value: 80,800 Market: 0 Agricultural: 0 Common: 80,800 PRINTED 08/02/2023 BY SYS