PT OF LOT 5
IN OR 460 PG 653
SUB H M THIGPEN EST PB 39/356

HENSLIN BRADLEY L & FAYE C
87228 RADDIN ROAD
YULEE, FL 32097

2024

37-3N-27-4680-0005-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

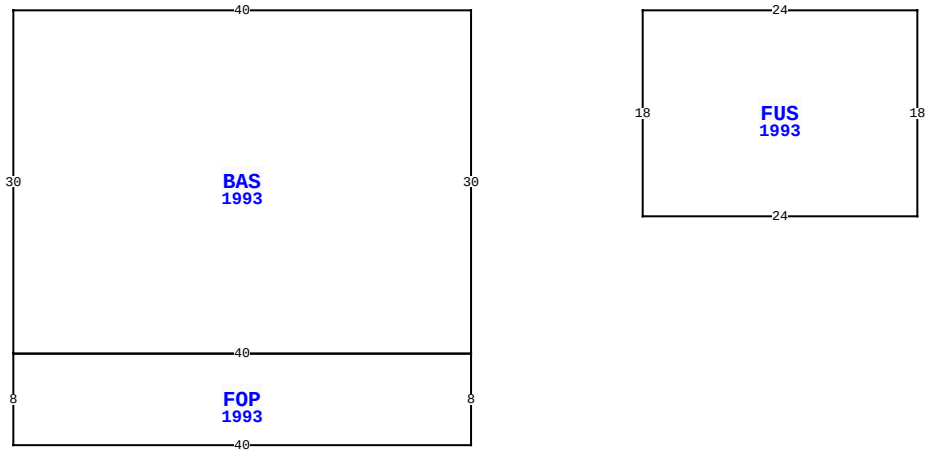
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	104,059
FOP	320	30	96	8,324
FUS	432	100	432	37,461
TOTALS	1,952		1,728	149,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,728	112.0000	106.40	183,859	1986	1986	0	0	0	18.50	81.50

1 SINGLE FAM – 0% - 0 Heated Area: 1632 HX Base Yr



87228 RADDIN RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	149,845
TOTAL MARKET OB/XF VALUE	2,259
TOTAL LAND VALUE - MARKET	284,000
TOTAL MARKET VALUE	233,584
SOH/AGL Deduction	35,803
ASSESSED VALUE	197,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,781
TOTAL JUST VALUE	436,104
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	429,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0460/0653	7/01/1985	WD	U	V		28,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S30 FOP=[YR=1993] S8 E40 N8 W40 $ E40 N30 $ PTR= E15 FUS=[YR=1993] E24 S18 W24 N18 $ W15 $.

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	0810	CONCRETE A	0	0	24	20	480.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,856	
2	0351	CARPORT MT	0	0	20	18	360.00	SF	5.60	5.60	100	1998	1998	3	20	403	

LAND DESCRIPTION

TOTAL OB/XF 2,259

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	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	370.00	370.00	1,480							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	4.00	AC		1.00	1.00	0.85	60,000.00	51,000.00	204,000							

REVIEW DATE 05/26/2020 BY NWA Total Acres: 5.00 Total Land Value: 81,480 Market: 204,000 Agricultural: 1,480 Common: 80,000 PRINTED 08/06/2024 BY SYS