

PT OF LOT 5
IN OR 2103/241
SUB H M THIGPEN EST PB 39/356

KATO KARA
87301 RADDIN RD
YULEE, FL 32097

2024

37-3N-27-4680-0005-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,479	100	1,479	176,057
FOP	168	30	50	5,952
FSP	264	40	106	12,618
PTO	308	5	15	1,785
TOTALS	2,219		1,650	196,412

L N	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	0812	CONCRETE C	0 100	0	0	2,971.00	SF	4.00	4.00	100	2018	2018	3	97	11,527	
2	0811	CONCRETE B	0 100	0	0	1,063.00	SF	5.20	5.20	100	2020	2020	3	99	5,472	

LAND DESCRIPTION			TOTAL OB/XF 16,999													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.11	AC		1.00	1.00	1.00	80,000.00	80,000.00

REVIEW DATE 12/15/2020 BY NW

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2018 Heated Area: 1479 HX Base Yr 2018

87301 RADDIN RD, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/20/2023 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		217,764	
TOTAL MARKET OB/XF VALUE		16,999	
TOTAL LAND VALUE - MARKET		88,800	
TOTAL MARKET VALUE		323,563	
SOH/AGL Deduction		119,783	
ASSESSED VALUE		203,780	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		153,780	
TOTAL JUST VALUE		323,563	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		315,046	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004021	STEEL GARG	64,045	07/02/2020
17006749	CO ISSUED	0	07/28/2017
17001185	NEW CONSTR	177,351	03/07/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2103/0241	1/31/2017	QC	U	V	11	100	
GRANTOR: KATO AARON T & DONNA							
GRANTEE: KATO KARA							
1941/1063	9/26/2014	WD	Q	V	01	19,000	
GRANTOR: SMITH VIRGINIA ROSE							
GRANTEE: KATO AARON & DONNA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W14 FSP=[YR=2017] N12 PTO=[YR=2020] N14 W22 S14 E22\$ W22 S12 E22\$ W37 S29 E15 FOP=[YR=2017] S8 E21 N8 W21\$ E36 N29\$.									

Total Acres: 1.11 Total Land Value: 88,800 Market: 0 Agricultural: 0 Common: 88,800 PRINTED 08/06/2024 BY SYS

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