PT OF LOT 6
PT OR 338/475 & PT 1670/1708
EX 512/43

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

2024

37-3N-27-4680-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
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	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,480
TOTAL LAND VALUE - MARKET	142,800
TOTAL MARKET VALUE	88,910
SOH/AGL Deduction	33,898
ASSESSED VALUE	55,012
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,012
TOTAL JUST VALUE	149,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1670/1708	3/18/2010	QC	U	I	30	100
GRANTOR: LYMAN JAMES D						
GRANTEE: MCDONALD DEBRA & HO						
0338/0475	6/01/1981	MS	U	V		20,000
GRANTOR:						
GRANTEE:						

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
1	0940	SHEDS/PORT	0	0	10	16	160.00	SF	15.00	15.00	100	1985	1985	3	20	480	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1973	1973	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,480

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	1.02	AC		1.00	1.00	1.00	80,000.00	80,000.00	81,600							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	415.00	415.00	830							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	60,000.00	60,000.00	61,200							

REVIEW DATE 05/26/2020 BY NWA Total Acres: 3.02 Total Land Value: 82,430 Market: 61,200 Agricultural: 830 Common: 81,600 PRINTED 08/06/2024 BY SYS