

MCDONALD DEBRA A
87188 RADDIN ROAD
YULEE, FL 32097

37-3N-27-4680-0006-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT 0 NORM % COND										VALUATION BY STANDARD									
Exterior Wall 12 CEDAR 100										0100 01 2,261 105.3500 100.08 226,281 1986 1988 0 0 17.50 82.50										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 0 Heated Area: 2153 HX Base Yr										BUILDING MARKET VALUE 186,682									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 13,556									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 232,400									
Interior Floo 09 PINE WOOD 50																				TOTAL MARKET VALUE 281,292									
Interior Floo 14 CARPET 50																				SOH/AGL Deduction 127,737									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 153,555									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB WX 55,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 98,555									
Bathrooms 2 100																				TOTAL JUST VALUE 432,638									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 2. 2. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 424,796									
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																													
BAL 280 15 42 3,467																													
BAS 934 100 934 77,117																													
BAS 136 100 136 11,229																													
FOP 200 30 60 4,954																													
FUS 672 100 672 55,485																													
SFB 154 80 123 10,156																													
SFB 360 80 288 23,779																													
STR 64 10 6 495																													
TOTALS 2,800 2,261 186,682																													
EXTRA FEATURES										87188 RADDIN RD, YULEE																			
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 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1986 1986 3 60 2,100																													
2 0845 KOOL DECK 0 100 0 0 770.00 SF 7.25 7.25 100 1990 1990 3 59.5 3,322																													
3 0861 POOL GUNIT 0 100 19 14 266.00 SF 85.00 85.00 100 1990 1990 3 20 4,522																													
4 0810 CONCRETE A 0 100 30 3 90.00 SF 6.50 6.50 100 1990 1990 3 59.5 348																													
5 0351 CARPORT MT 0 100 24 30 720.00 SF 10.00 10.00 100 1998 1998 3 20 1,440																													
6 0680 POLE SHED 0 100 16 17 272.00 SF 10.00 10.00 100 2004 2004 3 36 979																													
7 0940 SHEDS/PORT 0 100 16 8 128.00 SF 30.00 30.00 100 2004 2004 3 22 845																													
LAND DESCRIPTION										TOTAL OB/XF 13,556																			
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 LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 005000 C RURAL HOME 100 OR 0.00 0.00 1.00 AC 1.00 1.00 1.00 80,000.00 80,000.00 80,000																													
2 005600 A TIMBER 3 SI 0 OR 0.00 0.00 2.54 AC 1.00 1.00 1.00 415.00 415.00 1,054																													
3 009910 M MKT. VAL. AG 0 OR 0.00 0.00 2.54 AC 1.00 1.00 1.00 60,000.00 60,000.00 152,400																													
REVIEW DATE 05/17/2021 BY NWX										Total Acres: 3.54 Total Land Value: 81,054										Market: 152,400 Agricultural: 1,054 Common: 80,000 PRINTED 08/06/2024 BY SYS									