

TUCKER SEAN M
85301 RADIO AV
YULEE, FL 32097

42-2N-27-0000-0067-0000

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	TOT	NORM	% COND																									
Exterior Wall	19	COMMON BRK 100								0100	01	2,181	121.1280	115.07	250,968	1970	1980		0	0	31.50	68.50	VALUATION BY																								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2017										Heated Area: 2010										HX Base Yr 2017										STANDARD							
Roof Cover	03	COMP SHNGL 100																												Tax Group: 4								Tax Dist:									
Interior Wall	05	DRYWALL 90																												BUILDING MARKET VALUE								171,913									
Interior Wall	04	PLYWOOD 10																												TOTAL MARKET OB/XF VALUE								9,659									
Interior Floo	14	CARPET 80																												TOTAL LAND VALUE - MARKET								344,210									
Interior Floo	11	CLAY TILE 20																												TOTAL MARKET VALUE								525,782									
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction								319,158									
Heating Type	04	AIR DUCTED 100																												ASSESSED VALUE								206,624									
Bedrooms		3 100																												TOTAL EXEMPTION VALUE								HX HB 50,000									
Bathrooms		2 100																												BASE TAXABLE VALUE								156,624									
Frame	02	WOOD FRAME 100																												TOTAL JUST VALUE								525,782									
Stories	1.	1. 100																												NCON VALUE								0									
Units		0 100																												INCOME VALUE																	
BUD8 Adjustme	04	DIST 01 100																												PREVIOUS YEAR MKT VALUE								518,408									
Occupancy	00	NONE 100																																													
Quality		03	Quality Level 03																																												
DOR CODE		0100	SINGLE FAMILY																																												
MAP NUM			MKT AREA																												04																
NEIGHBORHOOD/LOC		4048.00																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	1,650	100	1,650	130,058																																											
BAS	360	100	360	28,376																																											
FOP	162	30	49	3,862																																											
PTO	140	5	7	551																																											
UCP	504	20	101	7,961																																											
UOP	70	20	14	1,104																																											
TOTALS		2,886		2,181	171,913																																										
EXTRA FEATURES										85301 RADIO AV, YULEE										BLD DATE										LGL DATE																	
																				XF DATE										LAND DATE																	
																				INC DATE										AG DATE																	
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	07/20/2016 MF																													
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	30.8	1,078																															
2	0681	POLE SHED	0	100	22	24	528.00	SF	15.00	15.00	100	1980	1980	3	20	1,584																															
3	0803	ASPHALT C	0	100	0	0	5,290.00	SF	1.20	1.20	100	1980	1980	3	50	3,174																															
4	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	1980	1980	3	32.5	127																															
5	0510	GARAGE WD-	0	100	22	24	528.00	SF	35.00	35.00	100	1990	1990	3	20	3,696																															
LAND DESCRIPTION										TOTAL OB/XF										9,659																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF-2	0.00	0.00	4.28	AC		1.00	1.00	1.00	80,000.00	80,000.00	342,400																														
2	009630	C	SWAMP	100		RSF-2	0.00	0.00	3.62	AC		1.00	1.00	1.00	500.00	500.00	1,810																														
REVIEW DATE 05/12/2019 BY KBA Total Acres: 7.90 Total Land Value: 344,210 Market: 0 Agricultural: 0 Common: 344,210 PRINTED 08/06/2024 BY SYS																																															