PT JOHN LOW GRANT
SEC 42-2N-27E IN OR 856/648
BEING PARCEL "3" (EX PT IN

TUCKER 1998 TRUST
85329 RADIO AVENUE
YULEE, FL 32097

2024

42-2N-27-0000-0067-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

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

RADIO AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	92,000
TOTAL MARKET VALUE	92,000
SOH/AGL Deduction	45,697
ASSESSED VALUE	46,303
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,303
TOTAL JUST VALUE	92,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0856/0648	11/10/1998	QC	U	I	01	100

GRANTOR: TUCKER JAMES MILTON &

GRANTEE: TUCKER 1998 TRUST

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	0		RSF-2	0.00	0.00	2.30	AC		1.00	1.00	0.50	80,000.00	40,000.00	92,000							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 2.30 Total Land Value: 92,000 Market: 0 Agricultural: 0 Common: 92,000 PRINTED 08/06/2024 BY SYS