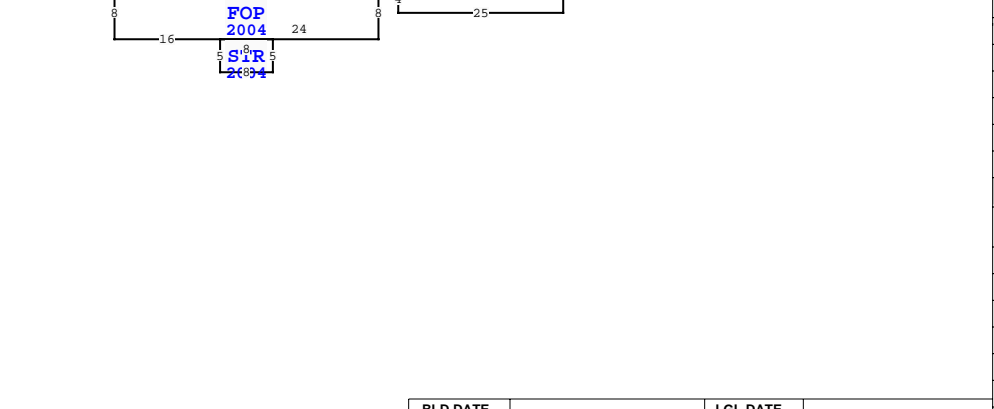




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	19	MARBLE 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,899	119.1600	148.95	580,756	2004	2004	0	0	0	14.25	85.75



Quality	03	Quality Level 03		
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	2,475	100	2,475	316,118
FGR	611	55	336	42,915
FOP	320	30	96	12,261
FOP	401	30	120	15,327
FUS	868	100	868	110,865
STR	40	10	4	511
TOTALS	4,715		3,899	497,998

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			617,050
TOTAL MARKET OB/XF VALUE			64,905
TOTAL LAND VALUE - MARKET			500,055
TOTAL MARKET VALUE			1,182,010
SOH/AGL Deduction			540,745
ASSESSED VALUE			641,265
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			591,265
TOTAL JUST VALUE			1,182,010
NCON VALUE			119,052
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			881,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G01601	GAS	3,000	02/01/2011
M15862	H/AC	0	01/01/2011
B24111	REMODEL	101	11/01/2010
B19778	SWIM POOL	28,000	04/01/2007
B0412141	NEW CONSTR	241,577	01/30/2004
E0412210	NEW CONSTR	2,100	01/30/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1689/0969	6/28/2010	WD	U	I	30	625,000

GRANTOR: BLOODWORTH MICHAEL H  
GRANTEE: ADKINS VIRGIL M TRU  
1386/0849 2/02/2006 QC U I 07 100  
GRANTOR: ITTF/STATE OF FLORID  
GRANTEE: BLOODWORTH MICHAEL

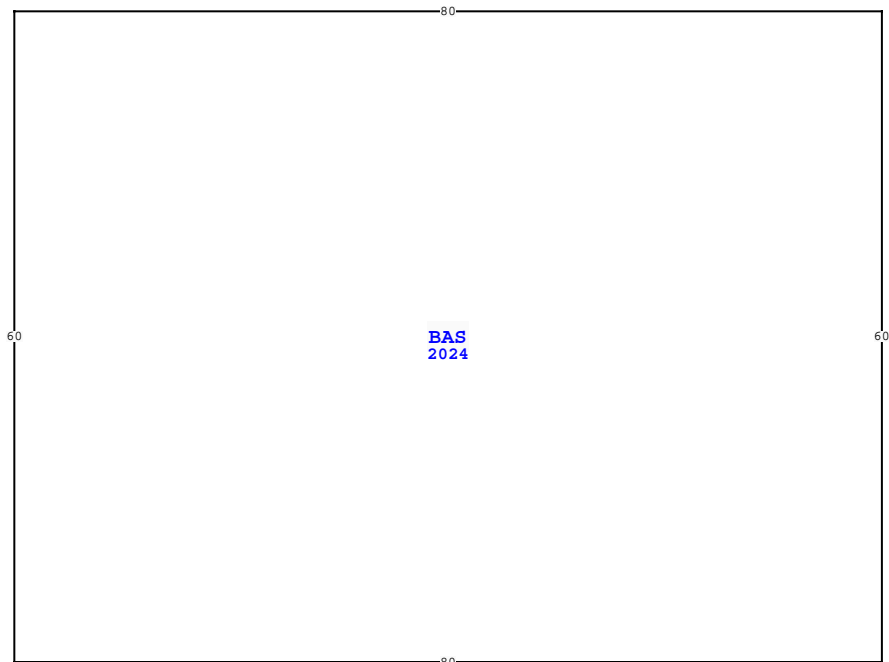
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1127	BRICK 8"	0	100	0	0		72.00	SF 11.00	100	2004	2004	3	96	760	
2	0812	CONCRETE C	0	100	0	0		5,618.00	SF 4.00	100	2004	2004	3	84	18,876	
3	0500	FP-PRE FAB	0	100	0	0		2.00	UT 3,500.00	100	2004	2004	3	88	6,160	
4	0845	KOOL DECK	0	100	0	0		1,281.00	SF 7.25	100	2007	2007	3	88	8,173	
5	0861	POOL GUNIT	0	100	0	0		626.00	SF 85.00	100	2007	2007	3	48	25,541	
6	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00	100	2007	2007	3	31	310	
7	0475	VF 4 SBPL	0	100	0	0		32.00	LF 14.00	100	2007	2007	3	72	323	
8	0803	ASPHALT C	0	100	0	0		3,840.00	SF 2.00	100	2008	2008	3	62	4,762	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE	06/20/2023	MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS	
BAS=[YR=2004] W21 S5 FOP=[YR=2004] W45 S3 R7 D7 E31 U7 R7 N3\$ S3 L7 D7 W31 U7 L7 N6 W14 S35 E12 S10 FOP=[YR=2004] S8 E16 STR=[YR=2004] S5 E8 N5 W8 \$ E24 N8 W40 \$ E40 FGR=[YR=2004] E3 S4 E25 N23 W25 S7 W3 S12 \$ N12 E3 N7 E25 N28 \$ PTR= E15 FUS=[YR=2004] E18 S1 E24 S18 W8 S14 W8 N14 W8 N1 W18 N18 \$ W15 \$ .	

LAND DESCRIPTION																								
TOTAL OB/XF 64,905																								
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	000115	C	SFR ACRES	100		OR	0.00	0.00	6.25	AC		1.00	1.00	1.00	80,000.00	80,000.00	500,000							
2	009400	C	RIGHTOFWAY	100		OR	0.00	0.00	0.55	AC		1.00	1.00	1.00	100.00	100.00	55							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO 75	
Exterior Wall	20	FACE BRICK 25	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	03	MASONRY 100	
Stories	1.	1. 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
BAS	4,800	100	4,800
			SUBAREA MARKET VALUE
			119,052
TOTALS	4,800		4,800
			119,052

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2													
2 GARAGE RES - 100% - 2024			Heated Area: 4800			HX Base Yr 2013							
													
87359 RADDIN RD, YULEE													
				BLD DATE					LGL DATE				
				XF DATE					LAND DATE	06/20/2023 MLU			
				INC DATE					AG DATE				

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		617,050	
TOTAL MARKET OB/XF VALUE		64,905	
TOTAL LAND VALUE - MARKET		500,055	
TOTAL MARKET VALUE		1,182,010	
SOH/AGL Deduction		540,745	
ASSESSED VALUE		641,265	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		591,265	
TOTAL JUST VALUE		1,182,010	
NCON VALUE		119,052	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		881,075	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P047557	NEW CONSTR	0	01/30/2004
R045725	REPAIR/RRF	5,000	01/30/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1689/0969	6/28/2010	WD U	I	30	625,000	
GRANTOR: BLOODWORTH MICHAEL H						
GRANTEE: ADKINS VIRGIL M TRU						
1386/0849	2/02/2006	QC U	I	07	100	
GRANTOR: TIITF/STATE OF FLORID						
GRANTEE: BLOODWORTH MICHAEL						

EXTRA FEATURES																
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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=10,10] E80 S60 W80 N60 \$											

LAND DESCRIPTION												TOTAL OB/XF												
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