LOT 12 (EX S-1)
IN OR 1716/1580
SUB OF F GRIFFIN LAND

FREEMAN JEREMY F/FREEMAN KENNETH F
87115 RADDIN ROAD
YULEE, FL 32097

2024

51-3N-27-4760-0012-0000

BUILDING CHARACTERISTICS

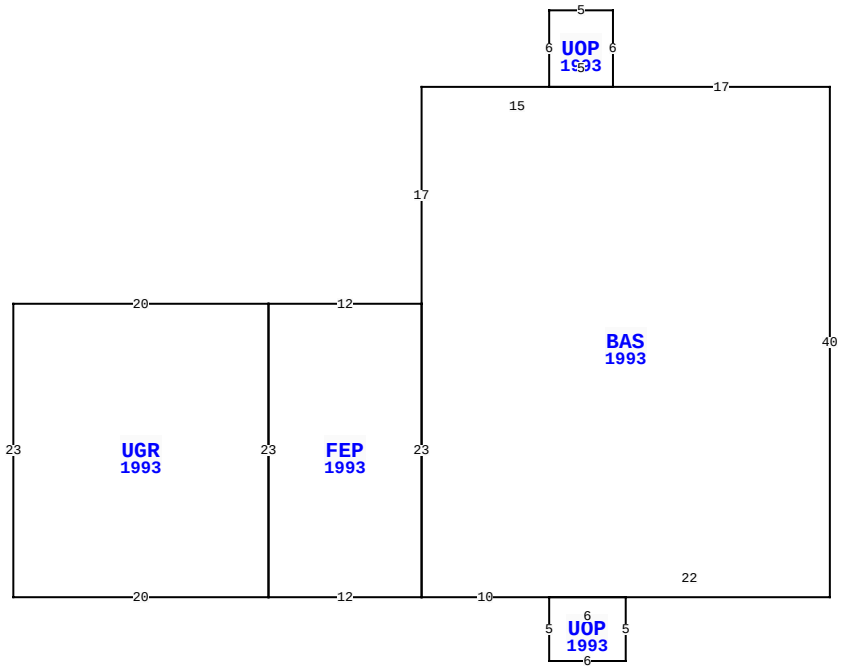
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	1,280	100	1,280	80,797
FEP	276	80	221	13,950
UGR	460	45	207	13,066
UOP	30	20	6	379
UOP	30	20	6	379
TOTALS	2,076		1,720	108,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,720	97.0000	92.15	158,498	1965	1965	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 2013 Heated Area: 1280 HX Base Yr 2013



87115 RADDIN RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		108,571
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,800
TOTAL MARKET VALUE		189,371
SOH/AGL Deduction		118,233
ASSESSED VALUE		71,138
TOTAL EXEMPTION VALUE	HX HB	46,138
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		189,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1716/1580	12/28/2010	QC	U	I	11	100
GRANTOR: FREEMAN JEREMY F & KE						
GRANTEE: FREEMAN JEREMY F &						
1677/1086	5/07/2010	WD	U	I	11	44,500
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: FREEMAN KENNETH F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 UOP=[YR=1993] N6 W5 S6 E5$ W15 S17
FEP=[YR=1993] W12 UGR=[YR=1993] W20 S23 E20 N23$ S23 E12 N23$
S23 E10 UOP=[YR=1993] S5 E6 N5 W6$ E22 N40$.

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	100	0005	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.01 Total Land Value: 80,800 Market: 0 Agricultural: 0 Common: 80,800 PRINTED 08/06/2024 BY SYS