PT OF LOT 12 2005 SKYO DWMH
IN OR 1870/641
ESMT IN OR 488/47

WILLIAMS LOGAN P & RITA
87073 RADDIN RD
YULEE, FL 32097

2024

51-3N-27-4760-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

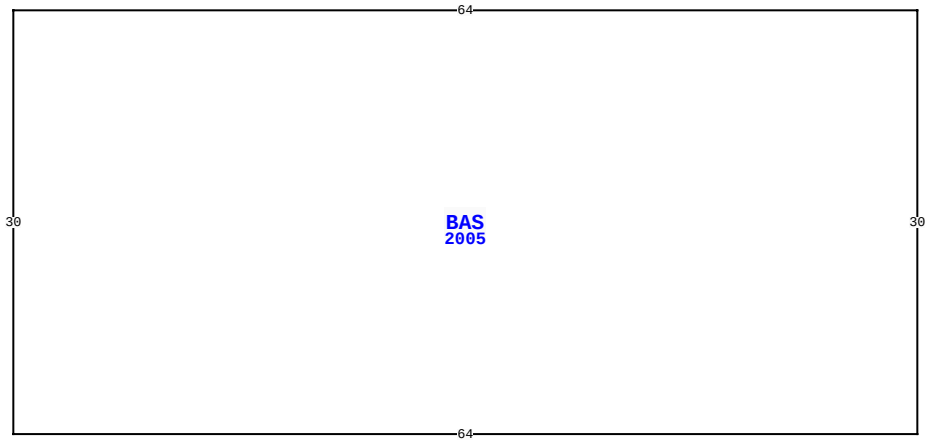
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1,920	117,089
TOTALS	1,920		1,920	117,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,920	123.2000	92.40	177,408	2005	2010	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2014 Heated Area: 1920 HX Base Yr 2014



87073 RADDIN RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		117,089
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		80,800
TOTAL MARKET VALUE		201,004
SOH/AGL Deduction		105,775
ASSESSED VALUE		95,229
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		45,229
TOTAL JUST VALUE		201,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005646	ROOF	4,800	07/22/2020
E14406	ELEC OTHER	0	02/01/2005
M09325	MECH OTHER	0	02/01/2005
B0514337	FOUNDATION	1,900	02/01/2005
P0508977	OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1870/0641	6/28/2013	WD	Q	I	01	98,000
GRANTOR: PITTMAN NATHAN R & AD						
GRANTEE: WILLIAMS LOGAN P &						
1292/0201	2/01/2005	WD	U	I	01	100
GRANTOR: PITTMAN ADALYN BERNIC						
GRANTEE: PITTMAN NATHAN R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W64 S30 E64 N30$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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	000102	C	SFR/MH	100		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