PT OF LOT 5 TRACT 2
IN OR 1058/1957
R816111 & R816110

WILLIS DANIEL W
87335 RADDIN ROAD
YULEE, FL 32097

2025

37-3N-27-4680-0005-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

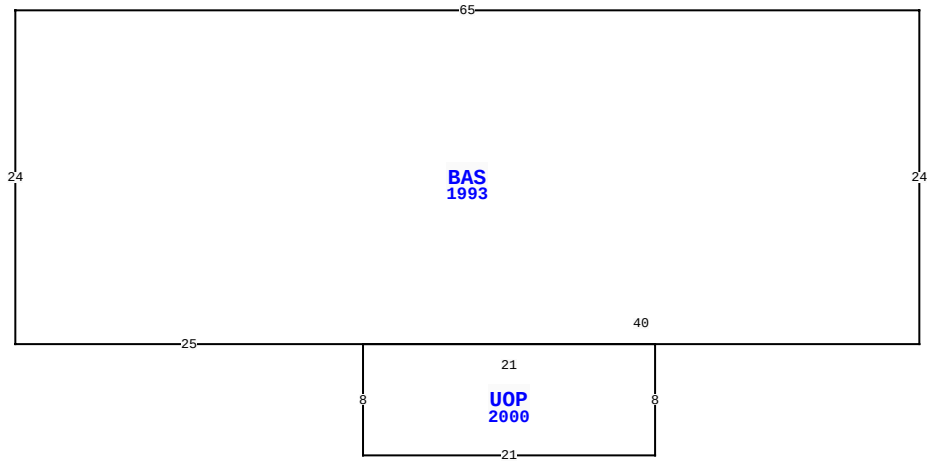
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	44,030
UOP	168	25	2000	42	1,185
TOTALS	1,728			1,602	45,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,602	117.6000	94.08	150,716	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2004 Heated Area: 1560 HX Base Yr 2004



87335 RADDIN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		45,215
TOTAL MARKET OB/XF VALUE		2,694
TOTAL LAND VALUE - MARKET		99,450
TOTAL MARKET VALUE		147,359
SOH/AGL Deduction		96,861
ASSESSED VALUE		50,498
TOTAL EXEMPTION VALUE	HX HB	25,498
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		147,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1058/1957	5/31/2002	WD	Q	I		65,000
GRANTOR: WALLACE CYNTHIA HALLA						
GRANTEE: WILLIS DANIEL W						
0594/0195	4/02/1990	WD	U	I	11	50,000
GRANTOR: PROFIT SHARING PLAN						
GRANTEE: HALLA RICHARD J JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S24 E25 UOP=[YR=2000] S8 E21 N8 W21$ E40 N24$.

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	1986	1986	3	58	2,030	
2	1242	WD DECK A	0	100	0	0	332.00	SF	10.00	10.00	100	1995	1995	3	20	664	

LAND DESCRIPTION

TOTAL OB/XF 2,694

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	000100	C	RES	100		OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	85,000.00	85,000.00	99,450							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.17 Total Land Value: 99,450 Market: 0 Agricultural: 0 Common: 99,450 PRINTED 07/30/2025 BY SYS