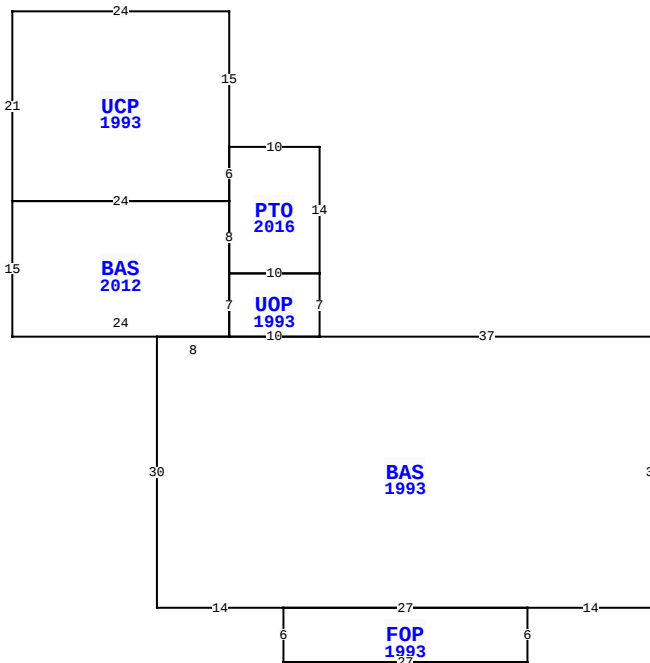


TUCKER SEAN M
85301 RADIO AV
YULEE, FL 32097

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

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND	VALUATION SUMMARY																	
Exterior Wall		19	COMMON BRK 100		0100	01	2,181	139.2972		139.30	303,813	1970	1990	0	0	27.00	73.00	VALUATION BY					STANDARD											
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2017										Heated Area: 2010										HX Base Yr 2017									
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					221,783									
Interior Wall		05	DRYWALL 90																	TOTAL MARKET OB/XF VALUE					9,635									
Interior Wall		04	PLYWOOD 10																	TOTAL LAND VALUE - MARKET					311,040									
Interior Floor		14	CARPET 80																	TOTAL MARKET VALUE					542,458									
Interior Floor		11	CLAY TILE 20																	SOH/AGL Deduction					329,842									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					212,616									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					HX HB 50,722									
Bedrooms			3 100																	BASE TAXABLE VALUE					161,894									
Bathrooms			2 100																	TOTAL JUST VALUE					542,458									
Frame		02	WOOD FRAME 100																	NCON VALUE					0									
Stories		1.	1. 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE					525,782																								
BUD8 Adjustme		04	DIST 01 100		XF0B:7:1: GR/UT + PL SHED ARE ATTACHED																													
Occupancy		00	NONE 100																															
Quality		06	Quality Level 06																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4048.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,650	100	1993	1,650	167,787																													
BAS	360	100	2012	360	36,608																													
FOP	162	30	1993	49	4,983																													
PTO	140	5	2016	7	712																													
UCP	504	20	1993	101	10,270																													
UOP	70	20	1993	14	1,424																													
TOTALS		2,886			2,181	221,783																												
EXTRA FEATURES						85301 RADIO AV, YULEE										BLD DATE				LGL DATE				05/08/2025				MLU						
										XF DATE				LAND DATE																				
										INC DATE				AG DATE																				
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	30.4	1,064																		
2	0681	POLE SHED	0	100	22	24	528.00	SF	15.00	15.00	100	1980	1980	3	20	1,584																		
3	0803	ASPHALT C	0	100	0	0	5,290.00	SF	1.20	1.20	100	1980	1980	3	50	3,174																		
4	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	1980	1980	3	30	117																		
5	0510	GARAGE WD-	0	100	22	24	528.00	SF	35.00	35.00	100	1990	1990	3	20	3,696																		
LAND DESCRIPTION										TOTAL OB/XF										9,635														
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										
1	000100	C	RES	100		RSF-2	0.00	0.00	4.28	AC		1.00	1.00	0.85	85,000.00	72,250.00	309,230																	
2	009630	C	SWAMP	100		RSF-2	0.00	0.00	3.62	AC		1.00	1.00	1.00	500.00	500.00	1,810																	
REVIEW DATE	05/19/2025	BY	KWA	Total Acres: 7.90	Total Land Value: 311,040	Market: 0	Agricultural: 0	Common: 311,040	PRINTED 07/30/2025 BY SYS																									