PT JOHN LOW GRANT
SEC 42-2N-27E IN OR 2099/1808
& ESMT IN OR 725/1015)

TUCKER MILTON B & ROBERTA A
85329 RADIO AV
YULEE, FL 32097

2025

42-2N-27-0000-0067-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

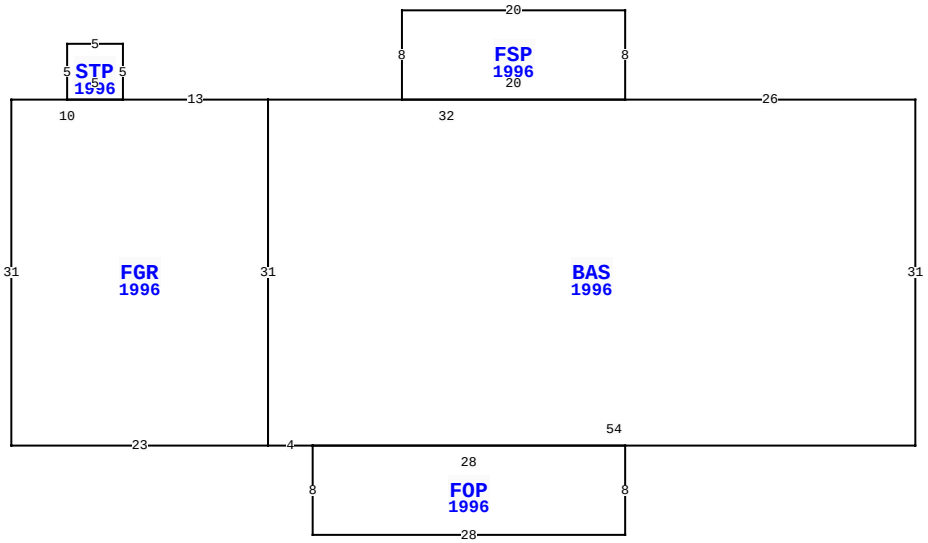
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100	1996	1,798	209,609
FGR	713	55	1996	392	45,699
FOP	224	30	1996	67	7,811
FSP	160	40	1996	64	7,461
STP	25	10	1996	2	234
TOTALS	2,920			2,323	270,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,323	145.2703	145.27	337,462	1996	2001	0	0	0	19.75	80.25

1 SINGLE FAM – 100% - 1997 Heated Area: 1798 HX Base Yr 1997



85329 RADIO AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,813
TOTAL MARKET OB/XF VALUE		2,791
TOTAL LAND VALUE - MARKET		55,550
TOTAL MARKET VALUE		329,154
SOH/AGL Deduction		161,435
ASSESSED VALUE		167,719
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		116,997
TOTAL JUST VALUE		329,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003511	GARAGE 20 X 35 WI	54,284	04/04/2025
19003104	REPAIR/RRF	9,000	03/28/2019
95-01771	NEW CONSTR	75,452	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2099/1808	2/07/2017	QC	U	I	11	100
GRANTOR: TUCKER MILTON B						
GRANTEE: TUCKER MILTON B & R						
1953/1029	12/11/2014	QC	U	I	11	100
GRANTOR: TUCKER MILTON B & CAR						
GRANTEE: TUCKER MILTON B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W26 W32 S31 E4 E54 N31 $
FGR=[YR=1996;ORIG=-58,0] W13 W10 S31 E23 N31 $
FOP=[YR=1996;ORIG=-54,31] S8 E28 N8 W28 $
FSP=[YR=1996;ORIG=-26,0] N8 W20 S8 E20 $
STP=[YR=1996;ORIG=-71,0] N5 W5 S5 E5 $
.

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	0811	CONCRETE B	0	100	31	20	620.00	SF	5.20	5.20	100	1998	1998	3	73	2,354	
2	0810	CONCRETE A	0	100	23	4	92.00	SF	6.50	6.50	100	1998	1998	3	73	437	

LAND DESCRIPTION

TOTAL OB/XF 2,791

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	0006	RSF-2	0.00	0.00	1.01	AC		1.00	1.00	1.00	55,000.00	55,000.00	55,550							

REVIEW DATE 06/05/2025 BY KW Total Acres: 1.01 Total Land Value: 55,550 Market: 0 Agricultural: 0 Common: 55,550 PRINTED 07/30/2025 BY SYS