PT OF LOT 5
IN OR 2702/1909
SUB H M THIGPEN EST PB 39/356

EDWARDS EVAN & ALISON
87273 RADDIN ROAD
YULEE, FL 32097

2026

37-3N-27-4680-0005-0040

BUILDING CHARACTERISTICS

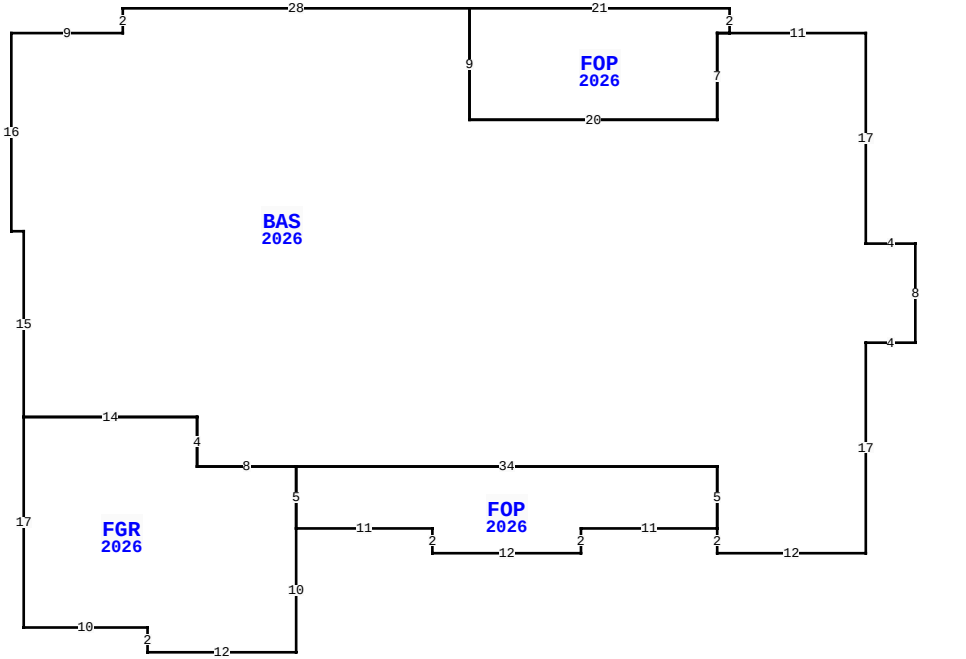
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,372	100	2026	2,372	421,481
FGR	366	55	2026	201	35,716
FOP	182	30	2026	55	9,773
FOP	194	30	2026	58	10,306
TOTALS	3,114			2,686	477,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,686	107.0400	177.69	477,275	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2372 HX Base Yr 2026



87273 RADDIN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		477,275
TOTAL MARKET OB/XF VALUE		4,000
TOTAL LAND VALUE - MARKET		157,500
TOTAL MARKET VALUE		638,775
SOH/AGL Deduction		59,063
ASSESSED VALUE		579,712
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		528,301
TOTAL JUST VALUE		638,775
NCON VALUE		481,275
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250008845			08/07/2025
B250001664	REPLCMENT SFR: 23	435,128	02/18/2025
B1810362	DEMOLITION	0	10/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/1909	3/29/2024	WD	Q	V	01	180,000
GRANTOR: WOODALL RICKY W & TRA						
GRANTEE: EDWARDS EVAN & ALIS						
2609/0842	12/15/2022	WD	Q	V	01	180,000
GRANTOR: CARUSO FAMILY TRUST						
GRANTEE: WOODALL RICKY WAINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=20,0] E9 N2 E28 S9 E20 N7 E1 E11 S17 E4 S8 W4 S17 W12 N2 N5 W34 W8 N4 W14 N15 W1 N16 $
FOP=[YR=2026;ORIG=78,-2] S2 W1 S7 W20 N9 E21 $
FOP=[YR=2026;ORIG=77,35] S5 W11 S2 W12 N2 W11 N5 E34 $
FGR=[YR=2026;ORIG=21,31] E14 S4 E8 S5 S10 W12 N2 W10 N17 $
.

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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2026	2025		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	1.75	AC		1.00	1.00	1.00	90,000.00	90,000.00	157,500							

REVIEW DATE 10/15/2025 BY KW Total Acres: 1.75 Total Land Value: 157,500 Market: 0 Agricultural: 0 Common: 157,500 PRINTED 07/09/2026 BY SYS