PT JOHN LOW GRANT
SEC 42-2N-27E IN OR 2063/1714
(EX ESMT IN OR 725/1015 & UTIL

TUCKER SEAN M
85301 RADIO AV
YULEE, FL 32097

2026

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

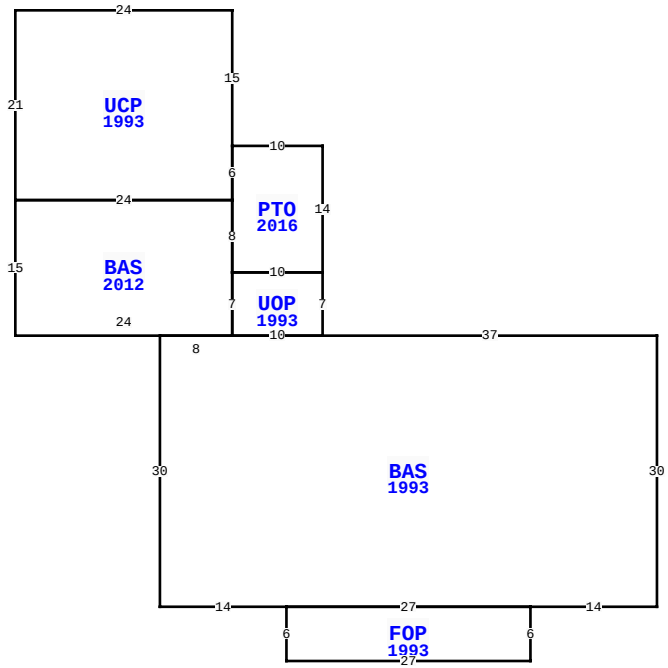
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	1993	1,650	174,964
BAS	360	100	2012	360	38,174
FOP	162	30	1993	49	5,196
PTO	140	5	2016	7	742
UCP	504	20	1993	101	10,710
UOP	70	20	1993	14	1,485
TOTALS	2,886			2,181	231,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,181	139.2972	146.26	318,993	1970	1990	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 2017 Heated Area: 2010 HX Base Yr 2017



85301 RADIO AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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		231,270
TOTAL MARKET OB/XF VALUE		6,330
TOTAL LAND VALUE - MARKET		329,230
TOTAL MARKET VALUE		566,830
SOH/AGL Deduction		348,473
ASSESSED VALUE		218,357
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		166,946
TOTAL JUST VALUE		566,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2063/1714	7/29/2016	WD	U	I	30	180,000
GRANTOR: TUCKER 1998 TRUST ETA						
GRANTEE: TUCKER SEAN M						
2044/0223	5/05/2016	FJ	U	I	11	0
GRANTOR: TUCKER JAMES MILTON E						
GRANTEE: TUCKER MILTON B ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W37 W10 W8 S30 E14 E27 E14 N30 $
UCP=[YR=1993;ORIG=-47,-21] N15 W24 S21 E24 N6 $
BAS=[YR=2012;ORIG=-71,-15] S15 E24 N7 N8 W24 $
FOP=[YR=1993;ORIG=-41,30] S6 E27 N6 W27 $
PTO=[YR=2016;ORIG=-37,-7] N14 W10 S6 S8 E10 $
UOP=[YR=1993;ORIG=-37,0] N7 W10 S7 E10 $
.

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	1970	1970	3	30	1,050	
2	0681	POLE SHED	0	100	22	24	528.00	SF	15.00	15.00	100	1980	1980	3	20	1,584	
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 6,330

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	4.28	AC		1.00	1.00	0.85	90,000.00	76,500.00	327,420							
2	009630	C	SWAMP	100	0006	RSF-2	0.00	0.00	3.62	AC		1.00	1.00	1.00	500.00	500.00	1,810							

REVIEW DATE 01/01/2023 BY CD Total Acres: 7.90 Total Land Value: 329,230 Market: 0 Agricultural: 0 Common: 329,230 PRINTED 07/09/2026 BY SYS