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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

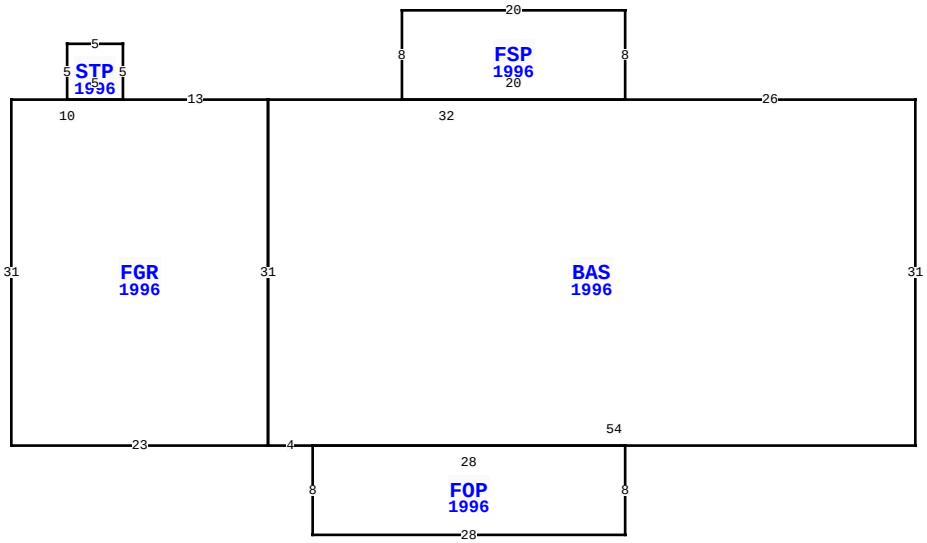
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	182,986
FGR	713	55	1996	392	39,895
FOP	224	30	1996	67	6,819
FSP	160	40	1996	64	6,514
STP	25	10	1996	2	203
TOTALS	2,920			2,323	236,416

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	123.8622	130.06	302,129	1996	1996	0	0	0	21.75	78.25

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



85329 RADIO AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		254,978
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,900
TOTAL MARKET VALUE		345,878
SOH/AGL Deduction		155,069
ASSESSED VALUE		190,809
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,398
TOTAL JUST VALUE		345,878
NCON VALUE		18,562
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,154

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	90,000.00	90,000.00	90,900							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.01 Total Land Value: 90,900 Market: 0 Agricultural: 0 Common: 90,900 PRINTED 07/09/2026 BY SYS

PT JOHN LOW GRANT
SEC 42-2N-27E IN OR 2099/1808
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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

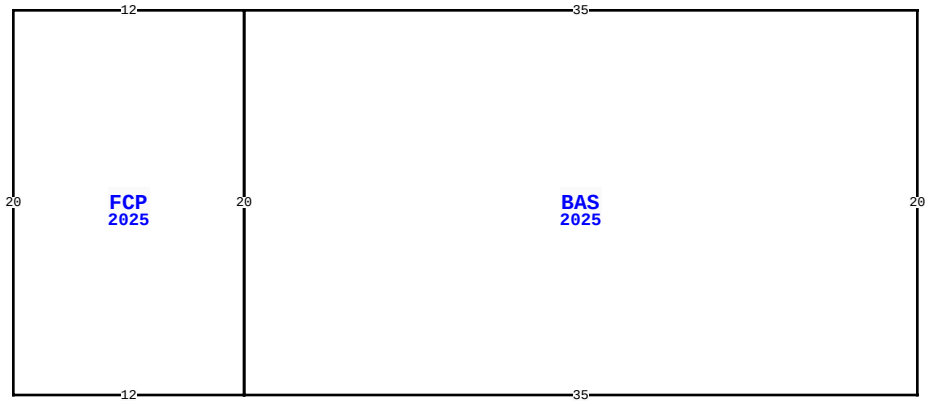
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100	2025	700	17,096
FCP	240	25	2025	60	1,465
TOTALS	940			760	18,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	760	63.2500	24.67	18,749	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 700 HX Base Yr 1997



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GRANTEE: TUCKER MILTON B						

85329 RADIO AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

BUILDING NOTES

EXTRA FEATURES

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

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,20] E35 S20 W35 N20 $
FCP=[YR=2025;ORIG=38,20] E12 S20 W12 N20 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.01 Total Land Value: 90,900 Market: 0 Agricultural: 0 Common: 90,900 PRINTED 07/09/2026 BY SYS