LOT 1 & PT LOT 2 &
ALL LOTS 4 THRU 6 &
TRACT A & R/W

BRADDOCK'S INC
406 CENTRAL AVE SW
JASPER, FL 32052

2023

42-2N-27-4350-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

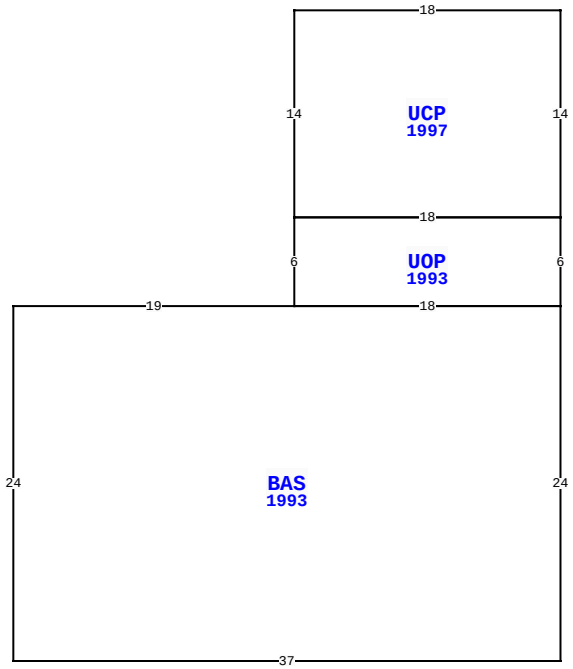
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100	888	72,614
UCP	252	20	50	4,089
UOP	108	20	22	1,799
TOTALS	1,248		960	78,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	960	110.1600	99.42	95,443	1954	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 0% - 0 Heated Area: 888 HX Base Yr



BLD DATE	07/25/2018	KKX	LGL DATE
XF DATE	07/25/2018	KKX	LAND DATE 04/01/2023 DCA
INC DATE			AG DATE

86154 SOWELL RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	215,598
TOTAL MARKET OB/XF VALUE	2,123
TOTAL LAND VALUE - MARKET	203,200
TOTAL MARKET VALUE	420,921
SOH/AGL Deduction	95,551
ASSESSED VALUE	325,370
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	325,370
TOTAL JUST VALUE	420,921
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318085	H/AC	0	05/01/2013
P13723	XFOB	880	04/01/2009
E984749	CHNGE SRVC	0	06/01/1998
960512	REPAIR/RRF	5,500	09/01/1996
6388	CHNGE SRVC	400	12/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0804/1788	8/29/1997	WD	Q	I		105,000
GRANTOR: WALKER ALICE A						
GRANTEE: BRADDOCKS INC						
0586/1133	12/22/1989	WD	U	I	01	100
GRANTOR: WALKER M ET AL						
GRANTEE: WALKER ALICE A						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1997] W18 S14 UOP=[YR=1993] S6 BAS=[YR=1993] W19 S24 E37 N24 W18 $ E18 N6 W18 $ E18 N14 $.

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	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1997	1997	3	20	480	
2	0424	CL FNC 6'	0	0	0	0	83.00	LF	20.00	20.00	100	1997	1997	3	45	747	
5	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	2000	2000	3	80	218	
6	0940	SHEDS/PORT	0	0	10	10	100.00	SF	18.30	18.30	100	2000	2000	3	20	366	
7	0097	AWNING CN	0	0	0	0	8.00	SF	65.00	65.00	100	2009	2009	3	60	312	

LAND DESCRIPTION

TOTAL OB/XF 2,123

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	SFR	0	0004	RM	273.00	130.00	1.39	AC		1.00	1.00	1.00	55,000.00	55,000.00	76,450							
2	001020	C	COMM HWY	0	0004	CI	169.00	150.00	25,350.00	SF		1.00	1.00	1.00	5.00	5.00	126,750							

REVIEW DATE 07/25/2018 BY KKX Total Acres: 1.39 Total Land Value: 203,200 Market: 0 Agricultural: 0 Common: 203,200 PRINTED 08/02/2023 BY SYS

LOT 1 & PT LOT 2 &
ALL LOTS 4 THRU 6 &
TRACT A & R/W

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JASPER, FL 32052

2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

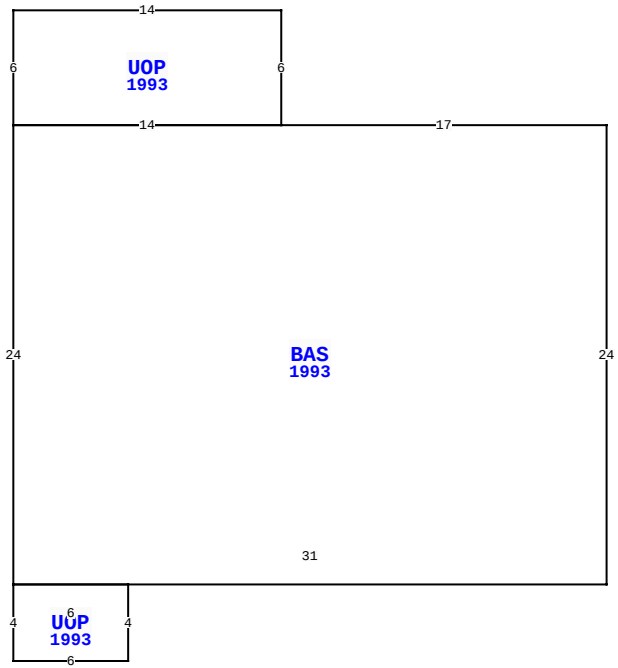
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	744	63,483
UOP	24	20	5	427
UOP	84	20	17	1,451
TOTALS	852		766	65,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	766	114.9500	103.74	79,465	1954	1980	0	0	0	17.75	82.25

2 SINGLE FAM – 0% - 0 Heated Area: 744 HX Base Yr



86154 SOWELL RD, YULEE

BLD DATE	07/25/2018	KKX	LGL DATE	
XF DATE	07/25/2018	KKX	LAND DATE	04/01/2023 DCA
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	215,598
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TOTAL MARKET VALUE	420,921
SOH/AGL Deduction	95,551
ASSESSED VALUE	325,370
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	325,370
TOTAL JUST VALUE	420,921
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0804/1788	8/29/1997	WD	Q	I		105,000
GRANTOR: WALKER ALICE A						
GRANTEE: BRADDOCKS INC						
0586/1133	12/22/1989	WD	U	I	01	100
GRANTOR: WALKER M ET AL						
GRANTEE: WALKER ALICE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 UOP=[YR=1993] N6 W14 S6 E14$ W14 S24
UOP=[YR=1993] S4 E6 N4 W6$ E31 N24$.

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

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 07/25/2018 BY KKX Total Acres: 1.39 Total Land Value: 203,200 Market: 0 Agricultural: 0 Common: 203,200 PRINTED 08/02/2023 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

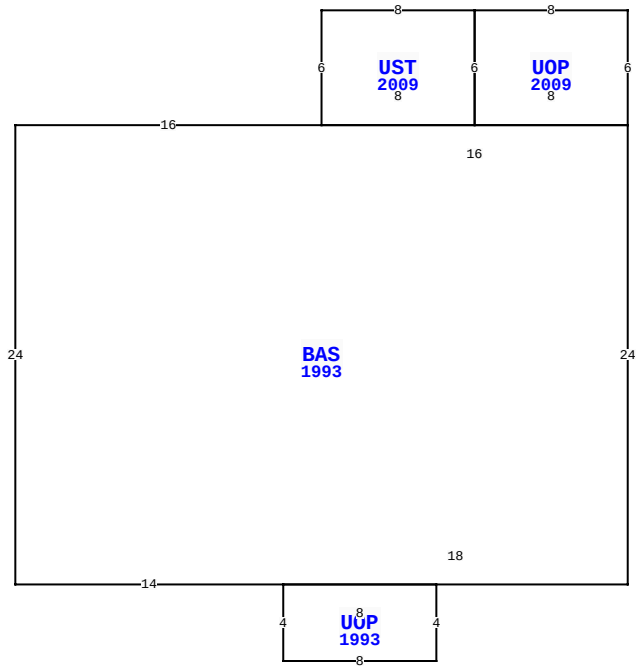
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	68,354
UOP	32	20	6	534
UOP	48	20	10	890
UST	48	45	22	1,958
TOTALS	896		806	71,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	806	119.9000	108.21	87,217	1954	1980	0	0	0	17.75	82.25

3 SINGLE FAM – 0% - 0 Heated Area: 768 HX Base Yr



86154 SOWELL RD, YULEE

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NCON VALUE	0
INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: BRADDOCKS INC						
0586/1133	12/22/1989	WD	U	I	01	100
GRANTOR: WALKER M ET AL						
GRANTEE: WALKER ALICE A						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2009] W8 UST=[YR=2009] W8 S6 BAS=[YR=1993] W16 S24 E14 UOP=[YR=1993] S4 E8 N4 W8$ E18 N24 W16$ E8 N6$ S6 E8 N6$.

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

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 07/25/2018 BY KKX Total Acres: 1.39 Total Land Value: 203,200 Market: 0 Agricultural: 0 Common: 203,200 PRINTED 08/02/2023 BY SYS