PT OF LOT 2 & ALL LOT 3
IN OR 804 PG 1810
JAMES D CARR SUB UNR

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

2023

42-2N-27-4350-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

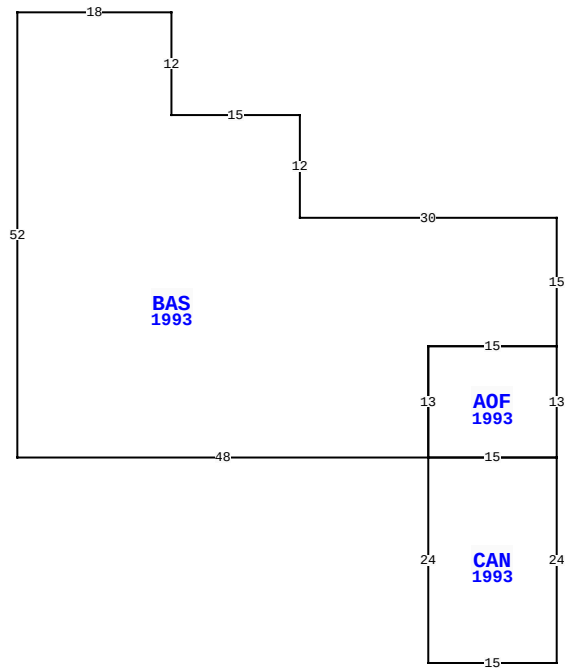
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	195	100	195	3,078
BAS	2,181	100	2,181	34,427
CAN	360	30	108	1,705
TOTALS	2,736		2,484	39,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	04	2,484	65.1000	31.57	78,420	1957	1957	0	0	0	50.00	50.00

1 GARAGE – 0% - 0 Heated Area: 2376 HX Base Yr



850843 US HWY 17, YULEE

BLD DATE	02/13/2018	KK	LGL DATE	
XF DATE	02/13/2018	KK	LAND DATE	04/01/2023 DCA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	77,383
TOTAL MARKET OB/XF VALUE	27,315
TOTAL LAND VALUE - MARKET	161,600
TOTAL MARKET VALUE	266,298
SOH/AGL Deduction	43,631
ASSESSED VALUE	222,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,667
TOTAL JUST VALUE	266,298
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22249	CO ISSUED	0	06/01/2009
B22249	ICE MACHINE	0	03/10/2009
C21797	CO ISSUED	0	03/10/2009
E21621	ELEC OTHER	0	02/01/2009
B21797	GARAGE	29,700	08/01/2008
V9800004	OTHER	300	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0804/1810	8/29/1997	WD	Q	I		120,000

GRANTOR: WALKER ALICE A

GRANTEE: BRADDOCKS INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 N12 W15 N12 W18 S52 E48 CAN=[YR=1993] S24 E15 N24 AOF=[YR=1993] N13 W15 S13 E15$ W15$ N13 E15 N15$.

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	0803	ASPHALT C	0	0	0	0	10,102.00	SF	2.00	2.00	100	1980	1980	3	50	10,102	
2	0812	CONCRETE C	0	0	0	0	1,240.00	SF	4.00	4.00	100	1980	1980	3	35	1,736	
3	0442	STK FNC 5'	0	0	0	0	150.00	LF	8.10	8.10	100	1989	1989	3	20	243	
5	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1998	1998	3	48	336	
6	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	1998	1998	3	48	288	
7	0424	CL FNC 6'	0	0	0	0	78.00	LF	20.00	20.00	100	1998	1998	3	48	749	
8	6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00	400.00	100	1957	1957	3	20	400	
10	0510	GARAGE WD-	0	0	44	14	616.00	SF	35.00	35.00	100	1980	1980	3	20	4,312	
11	0810	CONCRETE A	0	0	30	8	240.00	SF	6.50	6.50	100	2009	2009	3	91	1,420	
12	7100	SPRAY BTH	0	0	0	0	1.00	UT	12,500.00	12,500.00	100	2009	2009	3	45	5,625	

TOTAL OB/XF 25,211

LAND DESCRIPTION

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	002500	C	SRVC SHOPS	0	0004	CI	189.00	167.00	32,320.00	SF		1.00	1.00	1.00	5.00	5.00	161,600							

REVIEW DATE 02/13/2018 BY KK Total Acres: 0.00 Total Land Value: 161,600 Market: 0 Agricultural: 0 Common: 161,600 PRINTED 08/02/2023 BY SYS

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JASPER, FL 32052

2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

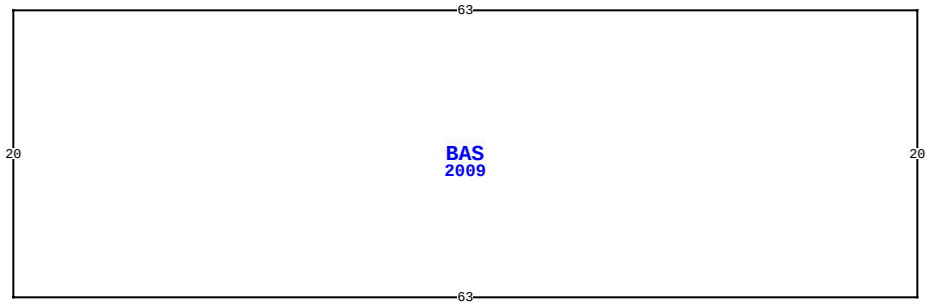
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1,260	15,070
TOTALS	1,260		1,260	15,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	04	1,260	49.3290	23.92	30,139	1990	1990	0	0	0	50.00	50.00

2 GARAGE – 0% - 0 Heated Area: 1260 HX Base Yr



850843 US HWY 17, YULEE

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TOTAL LAND VALUE - MARKET	161,600
TOTAL MARKET VALUE	266,298
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ASSESSED VALUE	222,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,667
TOTAL JUST VALUE	266,298
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0804/1810	8/29/1997	WD	Q	I		120,000

GRANTOR: WALKER ALICE A
GRANTEE: BRADDOCKS INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W63 S20 E63 N20$.

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
13	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2009	2009	3	78	1,973	
14	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1990	1990	3	29	131	

LAND DESCRIPTION

TOTAL OB/XF 2,104

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 02/13/2018 BY KK Total Acres: 0.00 Total Land Value: 161,600 Market: 0 Agricultural: 0 Common: 161,600 PRINTED 08/02/2023 BY SYS

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Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

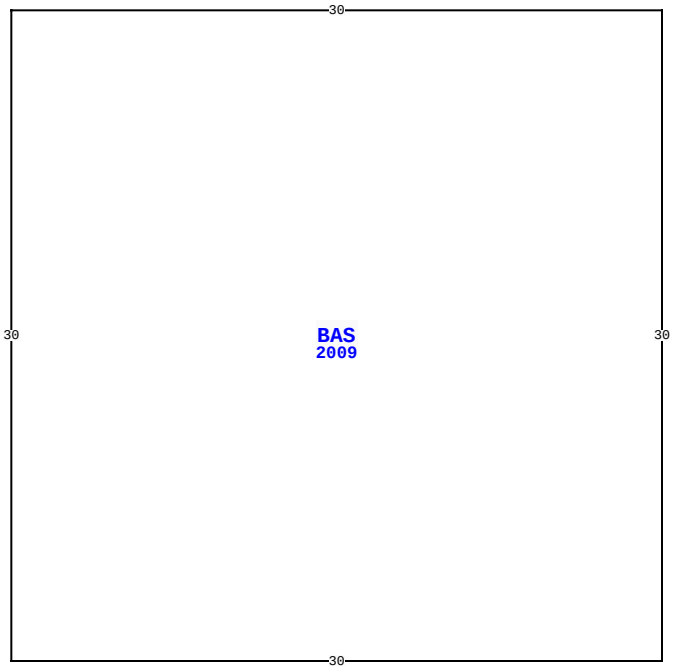
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	23,103
TOTALS	900		900	23,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	04	900	63.0000	30.56	27,504	2009	2009	0	0	0	16.00	84.00

3 GARAGE – 0% - 0 Heated Area: 900 HX Base Yr



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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: WALKER ALICE A
GRANTEE: BRADDOCKS INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W30 S30 E30 N30$.

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 02/13/2018 BY KK Total Acres: 0.00 Total Land Value: 161,600 Market: 0 Agricultural: 0 Common: 161,600 PRINTED 08/02/2023 BY SYS