LOT 11
IN OR 2125/1039
YULEE PARK PB 5/31

**BRADDOCK RYAN MICHAEL & MARY CHRISTINA**
851078 US HWY 17
YULEE, FL 32097

**2023**

**50-3N-27-4780-0011-0000**

## BUILDING CHARACTERISTICS

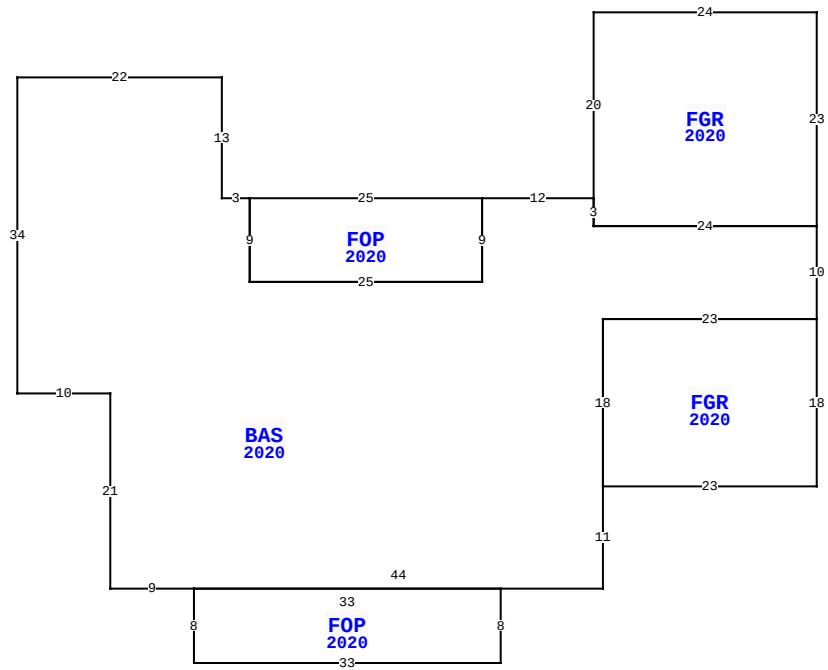
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4053.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,724 | 100 | 2,724 | 346,658 |
| FGR | 414 | 55 | 228 | 29,015 |
| FGR | 552 | 55 | 304 | 38,688 |
| FOP | 225 | 30 | 68 | 8,654 |
| FOP | 264 | 30 | 79 | 10,053 |
| TOTALS | 4,179 | | 3,403 | 433,068 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,403 | 107.7090 | 127.90 | 435,244 | 2020 | 2020 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SNGL FAM – 100% - 2021 Heated Area: 2724 HX Base Yr 2021




851078 US HWY 17, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 467,780 |
| TOTAL MARKET OB/XF VALUE | | 64,491 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 612,271 |
| SOH/AGL Deduction | | 220,062 |
| ASSESSED VALUE | | 392,209 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 342,209 |
| TOTAL JUST VALUE | | 612,271 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 464,506 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20010408 | SWIM POOL | 74,388 | 10/28/2020 |
| 20001002 | CO ISSUED | 0 | 02/04/2020 |
| 1903526 | NEW CONSTR | 393,595 | 05/01/2019 |
| 7798 | MH MOVE-ON | 36,000 | 05/05/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2125/1039 | 6/10/2017 | QC | U | I | 11 | 100 |
| GRANTOR: PARKER EDNA ELAINE | | | | | | |
| GRANTEE: BRADDOCK RYAN MICHA | | | | | | |
| 0423/0425 | 6/01/1984 | MS | U | V | | 16,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2020] W24 S20 BAS=[YR=2020] W12 FOP=[YR=2020] W25 S9 E25 N9$ S9 W25 N9 W3 N13 W22 S34 E10 S21 E9 FOP=[YR=2020] S8 E33 N8 W33$ E44 N11 FGR=[YR=2020] E23 N18 W23 S18$ N18 E23 N10 W24 N3$ S3 E24 N23 $.

## 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 | 0351 | CARPORT MT | 0 | 100 | 40 | 20 | 800.00 | SF | 10.00 | 10.00 | 40 | 2017 | 2017 | 3 | 42 | 3,360 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 209.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 99 | 1,345 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 848.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 99 | 5,457 | |
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2020 | 2020 | 3 | 99 | 3,465 | |
| 5 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 480.00 | SF | 85.00 | 85.00 | 100 | 2021 | 2021 | 3 | 98 | 39,984 | |
| 6 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 894.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 100 | 8,940 | |
| 7 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2021 | 2021 | 3 | 97 | 1,940 | |

## LAND DESCRIPTION

TOTAL OB/XF 64,491

| 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 | 000115 | C | SFR ACRES | 100 | | OR | 152.00 | 381.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |

REVIEW DATE 08/13/2021 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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**2023**

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## BUILDING CHARACTERISTICS

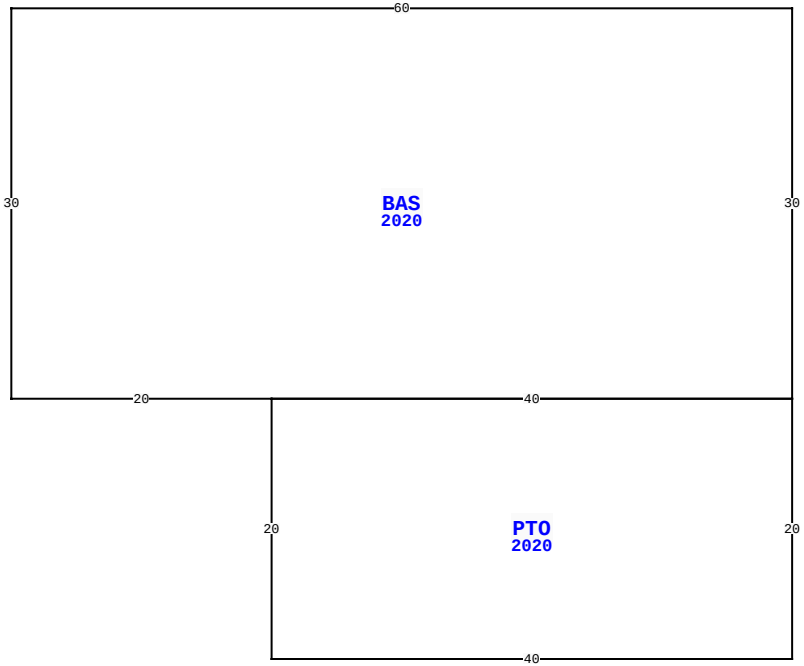
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| 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 | 4053.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,800 | 100 | 1,800 | 33,957 |
| PTO | 800 | 5 | 40 | 755 |
| TOTALS | 2,600 | | 1,840 | 34,712 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,840 | 55.0000 | 19.25 | 35,420 | 2020 | 2020 | 0 | 0 | 0 | 2.00 | 98.00 |

2 GARAGE RES – 100% - 2021 Heated Area: 1800 HX Base Yr 2021




851078 US HWY 17, YULEE

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|---|---|---|---|
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| GRANTOR: PARKER EDNA ELAINE | | | | | | |
| GRANTEE: BRADDOCK RYAN MICHA | | | | | | |
| 0423/0425 | 6/01/1984 | MS | U | V | | 16,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W60 S30 E20 PTO=[YR=2020] S20 E40 N20 W40$ E40 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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