

PT WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 2216/1659
(EX UTIL ESMT IN OR 1260/1499)

REDDICK JOSHUA P & LINDSAY
98234 SWAMP FEVER LN
YULEE, FL 32097

2023

50-3N-28-0000-0002-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4031.00
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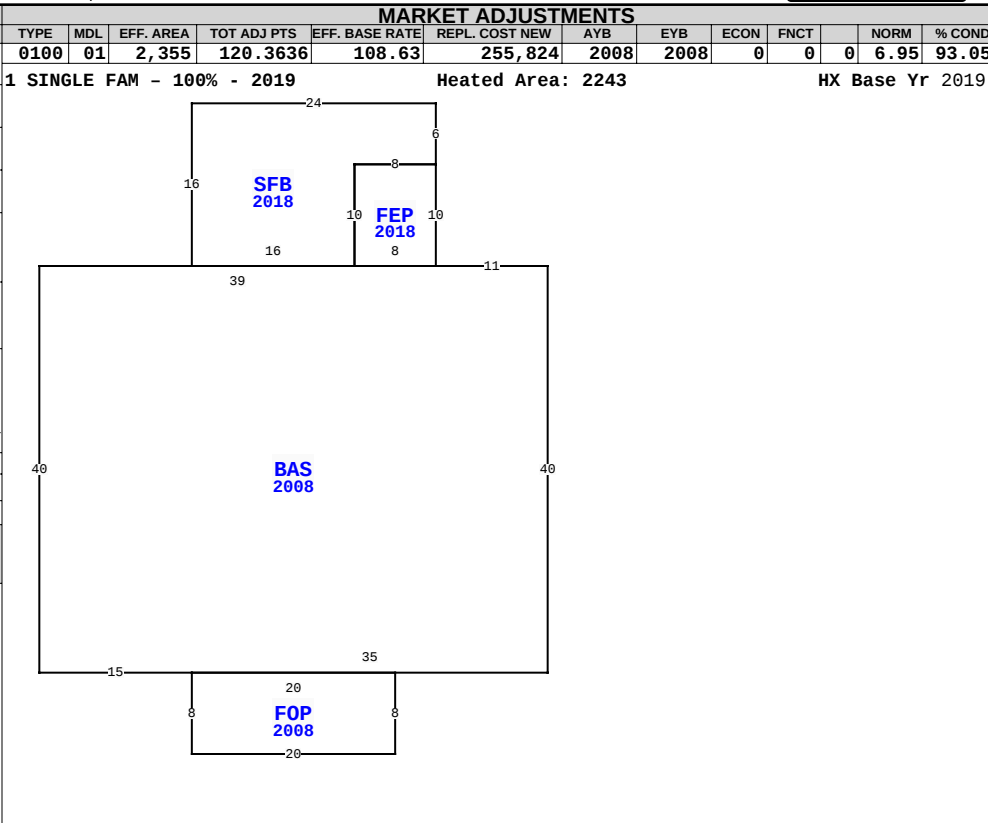
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2,000	202,160
FEP	80	80	64	6,469
FOP	160	30	48	4,852
SFB	304	80	243	24,562

TOTALS	2,544	2,355	238,044
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	20	4	80.00	SF	6.50	6.50	100	2010
2	0810	CONCRETE A	0 100	25	20	500.00	SF	6.50	6.50	100	2011
3	0812	CONCRETE C	0 100	0	0	1,005.00	SF	4.00	4.00	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		RS-1	0.00	0.00	4.00	AC	1.00

REVIEW DATE	09/21/2018	BY	KW
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023
INC DATE		AG DATE	MLU

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
1	0810	CONCRETE A	0 100	20	4	80.00	SF	6.50	6.50	100	2010	2010	3	92	478	
2	0810	CONCRETE A	0 100	25	20	500.00	SF	6.50	6.50	100	2011	2011	3	93	3,023	
3	0812	CONCRETE C	0 100	0	0	1,005.00	SF	4.00	4.00	100	2015	2015	3	96	3,859	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		RS-1	0.00	0.00	4.00	AC	1.00

REVIEW DATE	09/21/2018	BY	KW
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										253,832	
TOTAL MARKET OB/XF VALUE										7,360	
TOTAL LAND VALUE - MARKET										320,000	
TOTAL MARKET VALUE										581,192	
SOH/AGL Deduction										258,390	
ASSESSED VALUE										322,802	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										272,802	
TOTAL JUST VALUE										581,192	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										469,407	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C13576	CO ISSUED	0	06/30/2009
B0413576	NEW CONSTR	0	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2216/1659	8/06/2018	WD	Q	I	01	340,000	
GRANTOR: TODD DEBRA BROOK THRI							
GRANTEE: REDDICK JOSHUA P &							
2209/1711	4/12/2018	WD	U	I	11	100	
GRANTOR: BEDELL FRANK CARMAN J							
GRANTEE: THRIFT DEBRA BROOK							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W11 FEP=[YR=2018] N10 SFB=[YR=2018] N6 W24 S16 E16 N10 E8 \$ W8 S10 E8 \$ W39 S40 E15 FOP=[YR=2008] S8 E20 N8 W20 \$ E35 N40 \$.											

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