IN OR 710 PG 160
EX R/W IN OR 674/1035
EX 4-1

BRADDOCK CAROL E/
PO BOX 511
CALLAHAN, FL 32011

2024

27-2N-28-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

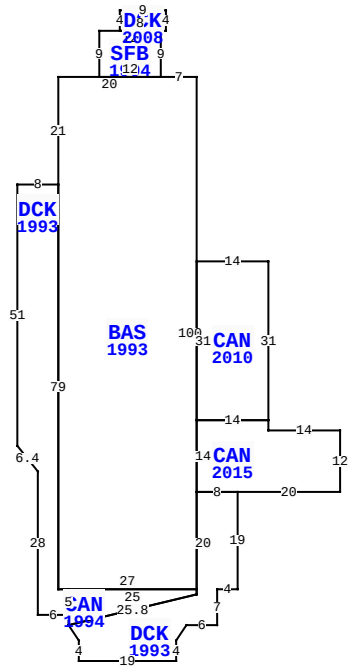
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	03	CONC FINSH 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		19 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2100	RESTAURANTS/CAFE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,700	100	2,700	316,513
CAN	100	30	30	3,517
CAN	434	30	130	15,240
CAN	364	30	109	12,778
DCK	394	10	39	4,572
DCK	560	10	56	6,565
DCK	36	10	4	469
SFB	108	80	86	10,082
TOTALS	4,696		3,154	369,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	3,154	114.3792	197.02	621,401	1976	1990	0	0	0	40.50	59.50

1 RSTARANT 1 – 0% - 0 Heated Area: 2786 HX Base Yr



942699 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE	02/01/2019	KK	LGL DATE	
XF DATE	02/01/2019	KK	LAND DATE	02/01/2019 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	369,734
TOTAL MARKET OB/XF VALUE	23,409
TOTAL LAND VALUE - MARKET	199,156
TOTAL MARKET VALUE	592,299
SOH/AGL Deduction	104,701
ASSESSED VALUE	487,598
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	487,598
TOTAL JUST VALUE	592,299
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	620,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1427360	ELEC OTHER	0	03/01/2014
B1428212	30X14DCK	8,530	01/01/2014
C21823	CO ISSUED	10,000	10/13/2008
B21823	REMODEL	10,000	08/01/2008
M14099	MECH OTHER	10,000	08/01/2008
B21568	REMODEL	2,200	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0710/0160	7/28/1994	WD	Q	V		40,000

GRANTOR: SPARKMAN W H JR & MAR

GRANTEE: BRADDOCK DALE & CAR

BUILDING NOTES

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	38	760	
2	0422	CL FNC 4'	0	0	0	0	322.00	LF	15.00	15.00	100	1996	1996	3	39	1,884	
3	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	2000	2000	3	79	514	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2000	2000	3	52	312	
5	0142	BAR TOP A	0	0	0	0	49.00	LF	165.00	165.00	100	2008	2008	3	35	2,830	
6	0964	HALON SYST	0	0	10	4	40.00	SF	50.00	50.00	100	2008	2008	3	89	1,780	
7	0811	CONCRETE B	0	0	0	0	756.00	SF	5.20	5.20	100	2008	2008	3	89	3,499	
8	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2008	2008	3	35	140	
9	0811	CONCRETE B	0	0	0	0	665.00	SF	5.20	5.20	100	2014	2014	3	95	3,285	
10	0443	STK FNC 6'	0	0	0	0	39.00	LF	10.00	10.00	100	2011	2011	3	50	195	

TOTAL OB/XF 15,199

BUILDING DIMENSIONS

BAS=[YR=1993] W7 SFB=[YR=1994] N9 DCK=[YR=2008] E1 N4 W9 S4 E8$ W12 S9 E12$ W20 S21 DCK=[YR=1993] W8 S51 D5 R4 S28 E6 CAN=[YR=1994] S2 DCK=[YR=1993] D3 R2 S4 E19 N4 U3 R2 E6 N7 E4 N19 CAN=[YR=2015] E20 N12 W14 N2 CAN=[YR=2010] N31 W14 S31 E14$ W14 S14 E8$ W8 S20 L25 D6 $ U6 R25 N1 W25 S5$ N5 W2 N79$ S79 E27 N100$.

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	002100	C	RESTAURANT	0		CG	0.00	0.00	55,321.00	SF		1.00	1.00	0.90	4.00	3.60	199,156							

REVIEW DATE 02/01/2019 BY KK Total Acres: 0.00 Total Land Value: 199,156 Market: 0 Agricultural: 0 Common: 199,156 PRINTED 08/06/2024 BY SYS

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EX R/W IN OR 674/1035
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	620,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982778	CHNGE SRVC	1,100	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0710/0160	7/28/1994	WD	Q	V		40,000

GRANTOR: SPARKMAN W H JR & MAR

GRANTEE: BRADDOCK DALE & CAR

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0446	BOX FNC 6'	0	0	0	0	131.00	LF	24.00	24.00	100	2014	2014	3	65	2,044	
12	1242	WD DECK A	0	0	0	0	372.00	SF	10.00	10.00	100	2014	2014	3	65	2,418	
13	0350	CARPORT WD	0	0	0	0	213.00	SF	13.00	13.00	100	2016	2016	3	74	2,049	
14	0446	BOX FNC 6'	0	0	0	0	151.00	LF	25.00	25.00	100	2010	2010	3	45	1,699	

TOTAL OB/XF 8,210

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

REVIEW DATE 02/01/2019 BY KK Total Acres: 0.00 Total Land Value: 199,156 Market: 0 Agricultural: 0 Common: 199,156 PRINTED 08/06/2024 BY SYS