

CRADY GEORGE A & VIRGINIA R
850311 US HWY 17 SOUTH
YULEE, FL 32097

2024

[illegible]

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YULEE, FL 32097

42-2N-27-0000-0101-0000

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 3 of 4																			
Exterior Wall	05	AVERAGE 100	8600	01	683	61.0000	14.64	9,999	1935	1935	0	0	0	50.00	50.00	VALUATION BY					STANDARD																		
Roof Structure	03	GABLE/HIP 100	3 BARNS - 100% - 0										Heated Area: 525					HX Base Yr					Tax Group: 4					Tax Dist:											
Roof Cover	01	MINIMUM 100	25 21 BAS 1993 21 25 25 21 USP 1993 21 25										BUILDING MARKET VALUE					99,310																					
Interior Wall	01	MINIMUM 100											TOTAL MARKET OB/XF VALUE					9,068																					
Interior Floor	09	PINE WOOD 100											TOTAL LAND VALUE - MARKET					537,375																					
Air Condition	01	NONE 100											TOTAL MARKET VALUE					645,753																					
Heating Type	01	NONE 100											SOH/AGL Deduction					409,670																					
Bedrooms	0	100											ASSESSED VALUE					236,083																					
Bathrooms	0	100											TOTAL EXEMPTION VALUE					HX HB VX 55,000																					
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE					181,083																					
Stories	2.	2. 100											TOTAL JUST VALUE					645,753																					
Units	0	100											NCON VALUE					0																					
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																																				
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					641,670																															
Quality										03 Quality Level 03																													
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	525	100	525	3,843																																			
USP	525	30	158	1,157																																			
TOTALS										1,050										683										5,000									
EXTRA FEATURES										850311 US HWY 17, YULEE										BLD DATE										LGL DATE									
																				XF DATE										LAND DATE									
																				INC DATE										AG DATE									
L	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																						
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