LOT 1 & PT LOT 2 &
ALL LOTS 4 THRU 6 &
TRACT A & R/W

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

**2024**

**42-2N-27-4350-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

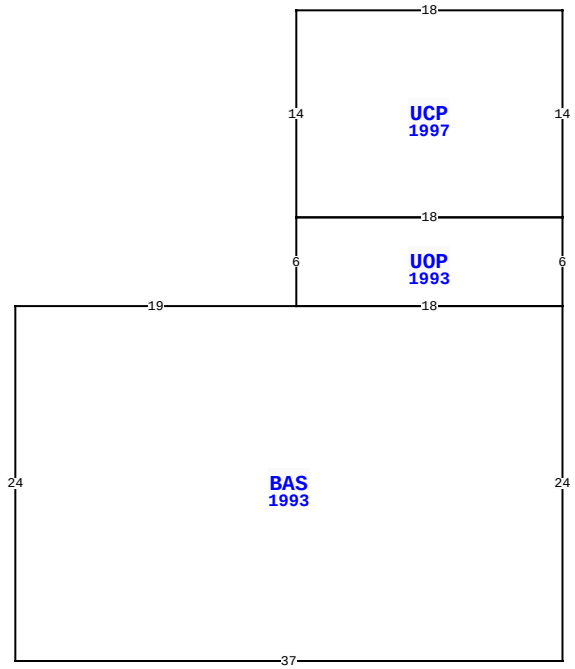
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4051.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 888 | 100 | 888 | 76,202 |
| UCP | 252 | 20 | 50 | 4,291 |
| UOP | 108 | 20 | 22 | 1,888 |
| TOTALS | 1,248 | | 960 | 82,380 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 960 | 110.1600 | 104.65 | 100,464 | 1954 | 1980 | 0 | 0 | 0 | 18.00 | 82.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 888 HX Base Yr




86154 SOWELL RD, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/25/2018 | KKX | LGL DATE | |
| XF DATE | 07/25/2018 | KKX | LAND DATE | 04/01/2023 DCA |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 226,249 |
| TOTAL MARKET OB/XF VALUE | 2,050 |
| TOTAL LAND VALUE - MARKET | 203,200 |
| TOTAL MARKET VALUE | 431,499 |
| SOH/AGL Deduction | 73,592 |
| ASSESSED VALUE | 357,907 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 357,907 |
| TOTAL JUST VALUE | 431,499 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 420,921 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M1318085 | H/AC | 0 | 05/01/2013 |
| P13723 | XFOB | 880 | 04/01/2009 |
| E984749 | CHNGE SRVC | 0 | 06/01/1998 |
| 960512 | REPAIR/RRF | 5,500 | 09/01/1996 |
| 6388 | CHNGE SRVC | 400 | 12/27/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0804/1788 | 8/29/1997 | WD | Q | I | | 105,000 |
| GRANTOR: WALKER ALICE A | | | | | | |
| GRANTEE: BRADDOCKS INC | | | | | | |
| 0586/1133 | 12/22/1989 | WD | U | I | 01 | 100 |
| GRANTOR: WALKER M ET AL | | | | | | |
| GRANTEE: WALKER ALICE A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UCP=[YR=1997] W18 S14 UOP=[YR=1993] S6 BAS=[YR=1993] W19 S24 E37 N24 W18 $ E18 N6 W18 $ E18 N14 $ .

## 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 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 10 | 80.00 | SF | 30.00 | 30.00 | 100 | 1997 | 1997 | 3 | 20 | 480 | |
| 2 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 83.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 42 | 697 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 14 | 3 | 42.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 79 | 216 | |
| 4 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 10 | 100.00 | SF | 18.30 | 18.30 | 100 | 2000 | 2000 | 3 | 20 | 366 | |
| 5 | 0097 | AWNING CN | 0 | 0 | 0 | 0 | 8.00 | SF | 65.00 | 65.00 | 100 | 2009 | 2009 | 3 | 56 | 291 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,050

| 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 | 000100 | C | SFR | 0 | 0004 | CI | 273.00 | 130.00 | 1.39 | AC | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 76,450 | | | | | | | |
| 2 | 001020 | C | COMM HWY | 0 | 0004 | CI | 169.00 | 150.00 | 25,350.00 | SF | | 1.00 | 1.00 | 1.00 | 5.00 | 5.00 | 126,750 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.39 Total Land Value: 203,200 Market: 0 Agricultural: 0 Common: 203,200 PRINTED 08/06/2024 BY SYS

LOT 1 & PT LOT 2 &
ALL LOTS 4 THRU 6 &
TRACT A & R/W

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

**2024**

**42-2N-27-4350-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

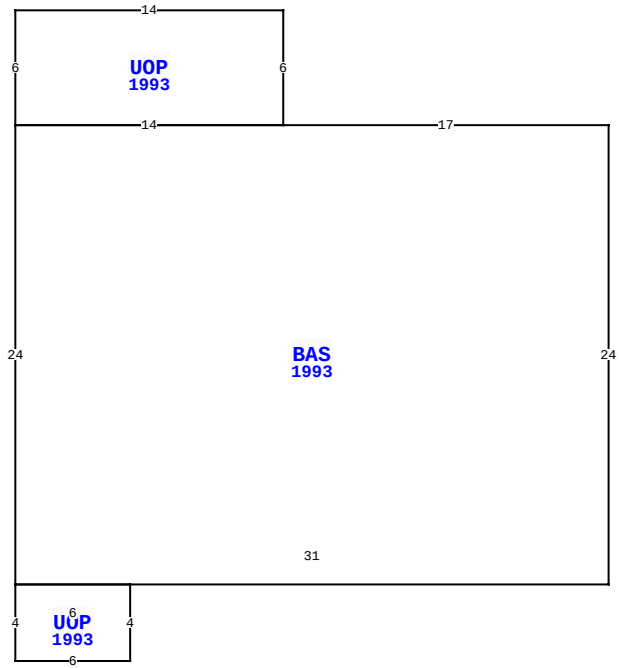
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 744 | 100 | 744 | 66,621 |
| UOP | 24 | 20 | 5 | 448 |
| UOP | 84 | 20 | 17 | 1,522 |
| TOTALS | 852 | | 766 | 68,591 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 766 | 114.9500 | 109.20 | 83,647 | 1954 | 1980 | 0 | 0 | 0 | 18.00 | 82.00 |

2 SINGLE FAM – 0% - 0 Heated Area: 744 HX Base Yr




86154 SOWELL RD, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/25/2018 | KKX | LGL DATE | |
| XF DATE | 07/25/2018 | KKX | LAND DATE | 04/01/2023 DCA |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 226,249 |
| TOTAL MARKET OB/XF VALUE | 2,050 |
| TOTAL LAND VALUE - MARKET | 203,200 |
| TOTAL MARKET VALUE | 431,499 |
| SOH/AGL Deduction | 73,592 |
| ASSESSED VALUE | 357,907 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 357,907 |
| TOTAL JUST VALUE | 431,499 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 420,921 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0804/1788 | 8/29/1997 | WD | Q | I | | 105,000 |
| GRANTOR: WALKER ALICE A | | | | | | |
| GRANTEE: BRADDOCKS INC | | | | | | |
| 0586/1133 | 12/22/1989 | WD | U | I | 01 | 100 |
| GRANTOR: WALKER M ET AL | | | | | | |
| GRANTEE: WALKER ALICE A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W17 UOP=[YR=1993] N6 W14 S6 E14$ W14 S24
UOP=[YR=1993] S4 E6 N4 W6$ E31 N24$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 05/12/2019 BY KBA Total Acres: 1.39 Total Land Value: 203,200 Market: 0 Agricultural: 0 Common: 203,200 PRINTED 08/06/2024 BY SYS

LOT 1 & PT LOT 2 &
ALL LOTS 4 THRU 6 &
TRACT A & R/W

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JASPER, FL 32052

**2024**

**42-2N-27-4350-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

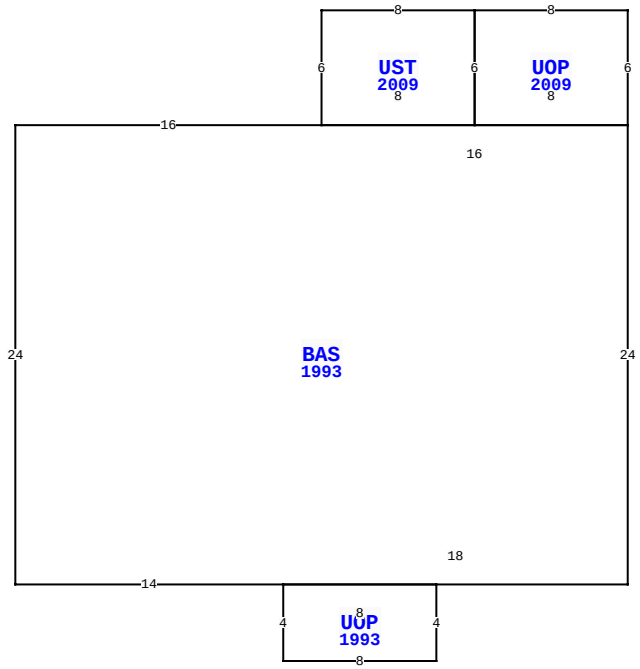
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 768 | 100 | 768 | 71,730 |
| UOP | 32 | 20 | 6 | 560 |
| UOP | 48 | 20 | 10 | 934 |
| UST | 48 | 45 | 22 | 2,055 |
| TOTALS | 896 | | 806 | 75,278 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 806 | 119.9000 | 113.90 | 91,803 | 1954 | 1980 | 0 | 0 | 0 | 18.00 | 82.00 |

3 SINGLE FAM – 0% - 0 Heated Area: 768 HX Base Yr




86154 SOWELL RD, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/25/2018 | KKX | LGL DATE | |
| XF DATE | 07/25/2018 | KKX | LAND DATE | 04/01/2023 DCA |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 226,249 |
| TOTAL MARKET OB/XF VALUE | 2,050 |
| TOTAL LAND VALUE - MARKET | 203,200 |
| TOTAL MARKET VALUE | 431,499 |
| SOH/AGL Deduction | 73,592 |
| ASSESSED VALUE | 357,907 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 357,907 |
| TOTAL JUST VALUE | 431,499 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 420,921 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0804/1788 | 8/29/1997 | WD | Q | I | | 105,000 |
| GRANTOR: WALKER ALICE A | | | | | | |
| GRANTEE: BRADDOCKS INC | | | | | | |
| 0586/1133 | 12/22/1989 | WD | U | I | 01 | 100 |
| GRANTOR: WALKER M ET AL | | | | | | |
| GRANTEE: WALKER ALICE A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=2009] W8 UST=[YR=2009] W8 S6 BAS=[YR=1993] W16 S24 E14 UOP=[YR=1993] S4 E8 N4 W8$ E18 N24 W16$ E8 N6$ S6 E8 N6$.

## 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 05/12/2019 BY KBA Total Acres: 1.39 Total Land Value: 203,200 Market: 0 Agricultural: 0 Common: 203,200 PRINTED 08/06/2024 BY SYS