

**BRAUDA CHRISTOPHER L & CHRISTY MARIE**  
85190 RADIO AVE  
YULEE, FL 32097

**42-2N-27-4420-0043-0000**

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

05 AVERAGE 100

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 80

08 SHT VINYL 20

03 CENTRAL 100

04 AIR DUCTED 100

4 100  
2 100

02 WOOD FRAME 100

2. 2. 100  
0 100

04 DIST 01 100

00 NONE 100

03 Quality Level 03

0100 SINGLE FAMILY

MKT AREA 04

4052.00

AREA TYPE  
TOTAL GROSS AREA  
PCT OF BASE  
TOT ADJ AREA  
SUBAREA MARKET VALUE

BAS 864 100 864 75,842

FGR 528 55 290 25,456

FUS 528 100 528 46,348

UOP 224 20 45 3,951

USP 70 30 21 1,844

TOTALS 2,214 1,748 153,439

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

1 0810 CONCRETE A 0 100 0 0 128.00 SF 6.50 6.50 100 1980 1980 3 32.5 270

2 0681 POLE SHED 0 100 25 33 825.00 SF 15.00 15.00 100 1990 1990 3 20 2,475

3 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1990 1990 3 68 2,380

4 1242 WD DECK A 0 100 22 6 132.00 SF 10.00 10.00 100 2019 2019 3 86 1,135

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPHT 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 0006 RM 0.00 0.00 3.76 AC 1.00 1.00 1.00 60,000.00 60,000.00 225,600

2 009630 C SWAMP 100 RM 0.00 0.00 3.00 AC 1.00 1.00 1.00 500.00 500.00 1,500

3 009530 C POND 100 RM 0.00 0.00 0.70 AC 1.00 1.00 1.00 2,500.00 2,500.00 1,750

REVIEW DATE 11/17/2020 BY NW Total Acres: 7.46 Total Land Value: 228,850 Market: 0 Agricultural: 0 Common: 228,850 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,748 110.0000 104.50 182,666 1978 1988 0 0 16.00 84.00

1 SINGLE FAM - 100% - 2019 Heated Area: 1392 HX Base Yr 2019

USP 2009

UOP 2009

BAS 1993

FGR 1993

FUS 1993

WASSAW COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 177,907

TOTAL MARKET OB/XF VALUE 6,260

TOTAL LAND VALUE - MARKET 228,850

TOTAL MARKET VALUE 413,017

SOH/AGL Deduction 179,595

ASSESSED VALUE 233,422

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 183,422

TOTAL JUST VALUE 413,017

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 406,182

PERMIT NUM DESCRIPTION AMT ISSUED

22002495 REPAIR/RRF 12,000 02/14/2022

20005869 ADDITION 47,817 08/21/2020

B22448 XF0B 4,322 05/01/2009

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2181/1242 3/02/2018 WD Q I 01 243,000

GRANTOR: BURNS JANICE P

GRANTEE: BRAUDA CHRISTOPHER

0760/1633 5/23/1996 WD Q I 104,400

GRANTOR:DICKERSON JOHN D & RU

GRANTEE:BURNS TIMOTHY & JAN

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W3 UOP=[YR=2009] N11 W22 USP=[YR=2009] N2 W10 S7 BAS=[YR=1993] W14 S32 E27 N32 W13\$ E10 N5\$ S5 E3 S6 E19\$ W19 S24 E22 N24\$ PTR= E15 FUS=[YR=1993] E22 S24 W22 N24\$ W15\$.

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