

PT OF NW1/4 OF JOHN D BRADDOCK  
DONATION SEC 43-3N-26E  
IN OR 2289/1552

NASSAU COUNTY BOARD OF COMMISSIONERS  
96135 NASSAU PLACE STE 1  
YULEE, FL 32097

2024

43-3N-26-0000-0001-0060



| BUILDING CHARACTERISTICS                                                                                                                    |                  |              |                      |                      | MARKET ADJUSTMENTS |          |           |                |                |                |             |           |        |                 | NASSAU COUNTY PROPERTY    |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------|----------------------|----------------------|--------------------|----------|-----------|----------------|----------------|----------------|-------------|-----------|--------|-----------------|---------------------------|----------------|---------------|-----------------------------|------|---------|------|-----|----|--------|-----------|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                     | CD               | CONSTRUCTION |                      |                      | TYPE               | MDL      | EFF. AREA | TOT ADJ PTS    | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB       | ECON   | FNCT            | NORM                      | % COND         | PAGE 1 of 1   |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 | VALUATION BY              |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 | Tax Group: 4              |                |               |                             |      |         |      |     |    |        | STANDARD  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 | Tax Dist:                 |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 | BUILDING MARKET VALUE     |                |               |                             |      |         |      |     |    |        | 0         |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 | TOTAL MARKET OB/XF VALUE  |                |               |                             |      |         |      |     |    |        | 0         |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 | TOTAL LAND VALUE - MARKET |                |               |                             |      |         |      |     |    |        | 42,000    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 | TOTAL MARKET VALUE        |                |               |                             |      |         |      |     |    |        | 42,000    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 | SOH/AGL Deduction         |                |               |                             |      |         |      |     |    |        | 0         |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 | ASSESSED VALUE            |                |               |                             |      |         |      |     |    |        | 42,000    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 | TOTAL EXEMPTION VALUE     |                |               |                             |      |         |      |     |    |        | 03 42,000 |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                    |                  |              |                      |                      | 8600               |          |           |                |                | COUNTY         |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                     |                  |              |                      |                      |                    |          |           |                |                | MKT AREA       |             |           |        |                 | 05                        |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                            |                  |              |                      |                      | 5001.00            |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                   | TOTAL GROSS AREA | PCT OF BASE  | TOT ADJ AREA         | SUBAREA MARKET VALUE |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |              |                      |                      | CR 108, YULEE      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
| 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         | DPHT FACT | % COND | TOT ADJ         | UNIT PRICE                | ADJ UNIT PRICE | LAND VALUE    | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |           |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                           | 008600           | C            | COUNTY               | 0                    |                    | OR       | 0.00      | 0.00           | 2.80           | AC             |             | 1.00      | 1.00   | 1.00            | 15,000.00                 | 15,000.00      | 42,000        |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 07/10/2020 BY KBA Total Acres: 2.80 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 08/06/2024 BY SYS |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |