

BRADBERRY VICTOR A & LUCY D
97129 BLACKBEARDS WAY
YULEE, FL 32097

43-3N-28-509A-0007-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 2		4	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE				329,794				
TOTAL MARKET OB/XF VALUE				20,122				
TOTAL LAND VALUE - MARKET				345,000				
TOTAL MARKET VALUE				694,916				
SOH/AGL Deduction				357,934				
ASSESSED VALUE				336,982				
TOTAL EXEMPTION VALUE				HX HB		50,000		
BASE TAXABLE VALUE				286,982				
TOTAL JUST VALUE				694,916				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				650,655				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
B25241		ADDITION		2,500		10/01/2011		
991520		REPAIR/RRF		3,200		01/01/1999		
1930		H/AC		3,000		10/15/1986		
3688		NEW CONSTR		3,000		08/28/1986		
3578		NEW CONSTR		94,000		08/25/1986		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1903/0119		2/13/2014		SW	U	I	11	100
GRANTOR: BRADBERRY VICTOR A &								
GRANTEE: BRADBERRY VICTOR A								
1653/1279		12/15/2009		WD	Q	I	01	465,000
GRANTOR: ROGERS JOHN A								
GRANTEE: BRADBERRY VICTOR A								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1993] W12 FSP=[YR=1993] N2 DCK=[YR=1993] E4 N16 W44 S10 E40 S6 \$ N6 W26 S8 E26 \$ W26 N8 W14 S46 E17 N3 E18 S3 E5 FST=[YR=1993] S10 FGR=[YR=1993] S20 E24 N20 W24 \$ E24 N10 W3 FOP=[YR=1993] N9 W9 S9 E9 \$ W21 \$ E12 N38 \$.								
ND LUE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
45,000								
Common: 345,000								
PRINTED 08/06/2024 BY SYS								

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