

LOT 11
IN OR 2125/1039
YULEE PARK PB 5/31

BRADDOCK RYAN MICHAEL & MARY CHRISTINA
851078 US HWY 17
YULEE, FL 32097

2024

50-3N-27-4780-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,724	100	2,724	394,212
FGR	414	55	228	32,996
FGR	552	55	304	43,995
FOP	225	30	68	9,841
FOP	264	30	79	11,433

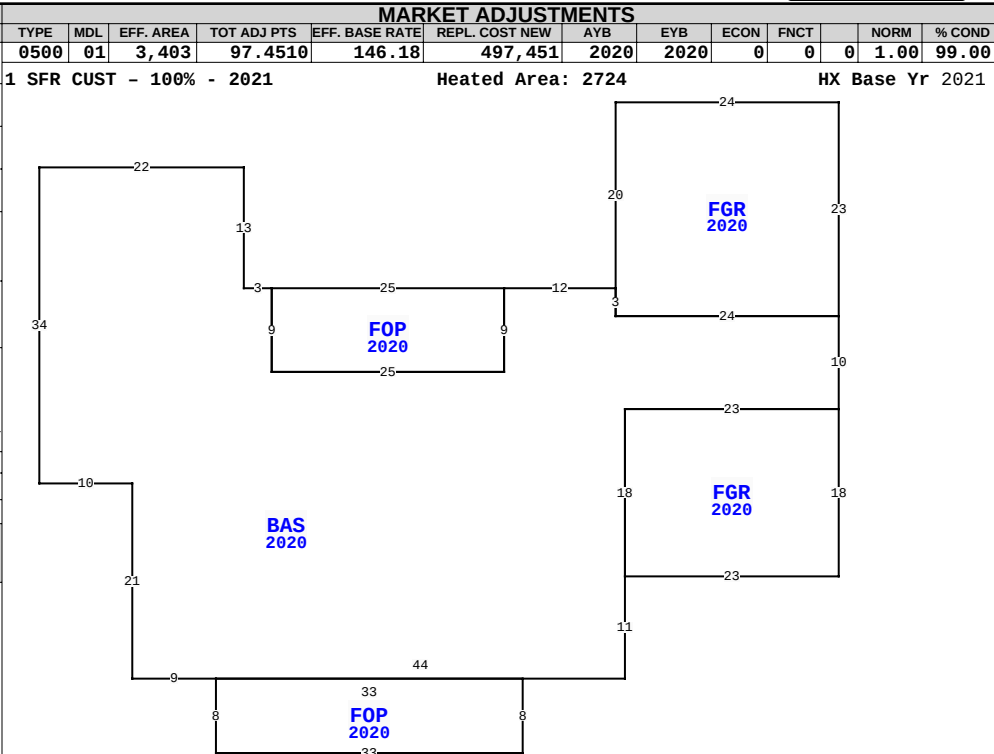
TOTALS	4,179		3,403	492,476
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EXTRA FEATURES

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	0351	CARPOT MT	0 100	40	20	800.00	SF	10.00	10.00	40	2017	2017	3	38	3,040	
2	0810	CONCRETE A	0 100	0	0	209.00	SF	6.50	6.50	100	2020	2020	3	99	1,345	
3	0810	CONCRETE A	0 100	42	20	840.00	SF	6.50	6.50	100	2020	2020	3	99	5,405	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
5	0861	POOL GUNIT	0 100	0	0	480.00	SF	85.00	85.00	100	2021	2021	3	95	38,760	
6	0855	CONC PAVER	0 100	0	0	894.00	SF	10.00	10.00	100	2021	2021	3	99	8,851	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	
8	0462	ST/AL FNC	0 100	200	0	800.00	SF	10.00	10.00	100	2024	2022		98	7,840	
9	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2024	2022		99	297	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	152.00	381.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

851078 US HWY 17, YULEE

TOTAL OB/XF																70,863
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	0351	CARPOT MT	0 100	40	20	800.00	SF	10.00	10.00	40	2017	2017	3	38	3,040	
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3	0810	CONCRETE A	0 100	42	20	840.00	SF	6.50	6.50	100	2020	2020	3	99	5,405	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
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NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		528,386
TOTAL MARKET OB/XF VALUE		70,863
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		679,249
SOH/AGL Deduction		267,137
ASSESSED VALUE		412,112
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		362,112
TOTAL JUST VALUE		679,249
NCON VALUE		8,137
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		612,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010408	SWIM POOL	74,388	10/28/2020
20001002	CO ISSUED	0	02/04/2020
1903526	NEW CONSTR	393,595	05/01/2019
7798	MH MOVE-ON	36,000	05/05/1989

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
2125/1039	6/10/2017	QC U I 11	100
GRANTOR: PARKER EDNA ELAINE			
GRANTEE: BRADDOCK RYAN MICHA			
0423/0425	6/01/1984	MS U V	16,000
GRANTOR:			
GRANTEE:			

BUILDING NOTES			
BUILDING DIMENSIONS			
FGR=[YR=2020] W24 S20 BAS=[YR=2020] W12 FOP=[YR=2020] W25 S9 E25 N9\$ S9 W25 N9 W3 N13 W22 S34 E10 S21 E9 FOP=[YR=2020] S8 E33 N8 W33\$ E44 N11 FGR=[YR=2020] E23 N18 W23 S18\$ N18 E23 N10 W24 N3\$ S3 E24 N23 \$.			

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