

CRADY GEORGE A
850311 US HWY 17 SOUTH
YULEE, FL 32097

2025



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	07	ASB SHngle 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	14	CARPET 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 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		4053.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,574	100	1993	1,574	71,727
FUS	315	100	1993	315	14,355
UOP	114	20	1993	23	1,048
TOTALS	2,003			1,912	87,130

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	0350	CARPORT WD	0 100	0	0	1,323.00	SF	13.00	13.00	100	1980	1980	3	20	3,440	
2	0940	SHEDS/PORT	0 100	12	24	288.00	SF	20.10	20.10	100	1980	1980	3	20	1,158	
3	1242	WD DECK A	0 100	5	10	50.00	SF	10.00	10.00	100	1987	1987	3	20	100	
4	1242	WD DECK A	0 100	4	5	20.00	SF	10.00	10.00	100	1987	1987	3	20	40	
5	0504	FP-ELECTRI	0 0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1935	1935	3	20	700	
7	0300	BOAT DCK W	0 100	0	0	245.00	SF	40.00	40.00	100	1980	1980	3	20	1,960	
8	0825	BRICK	0 100	52	3	156.00	SF	12.50	12.50	100	1935	1935	3	20	390	

LAND DESCRIPTION										TOTAL OB/XF										9,028									
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	000134	C	RES POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000												
2	009630	C	SWAMP	100		OR	0.00	0.00	3.63	AC		1.00	1.00	1.00	500.00	500.00	1,815												

REVIEW DATE	05/12/2019	BY	KBA	Total Acres:	4.63	Total Land Value:	86,815	Market:	0	Agricultural:	0	Common:	86,815	PRINTED 07/30/2025 BY SYS
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,912	91.1400	91.14	174,260	1935	1935	0	0	0	50.00	50.00

1 SINGLE FAM - 100% - 0

Heated Area: 1889

HX Base Yr

20

28

15

6

4

6

4

8

8

11

20

38

6

19

19

23

BAS
1993

15

21

15

21

FUS
1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					104,233				
TOTAL MARKET OB/XF VALUE					9,028				
TOTAL LAND VALUE - MARKET					86,815				
TOTAL MARKET VALUE					200,076				
SOH/AGL Deduction					15,727				
ASSESSED VALUE					184,349				
TOTAL EXEMPTION VALUE					HX HB VX WR 60,722				
BASE TAXABLE VALUE					123,627				
TOTAL JUST VALUE					200,076				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					645,753				

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