LOT 1 & PT LOT 2 &
ALL LOTS 4 THRU 6 &
TRACT A & R/W

BRADDOCK'S INC
406 CENTRAL AVE SW
JASPER, FL 32052

2025

42-2N-27-4350-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

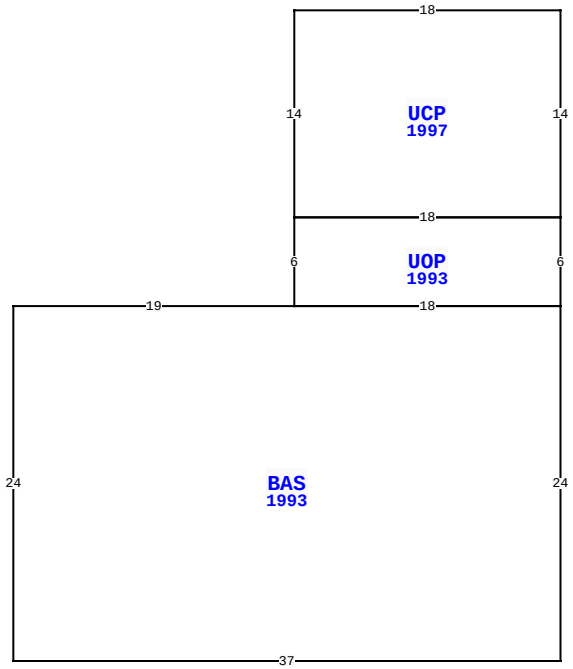
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100	1993	888	79,969
UCP	252	20	1997	50	4,503
UOP	108	20	1993	22	1,982
TOTALS	1,248			960	86,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	960	110.1600	110.16	105,754	1954	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 0% - 0 Heated Area: 888 HX Base Yr



86154 SOWELL RD, YULEE

BLD DATE	07/25/2018	KKX	LGL DATE	
XF DATE	07/25/2018	KKX	LAND DATE	03/18/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	237,439
TOTAL MARKET OB/XF VALUE	1,973
TOTAL LAND VALUE - MARKET	228,550
TOTAL MARKET VALUE	467,962
SOH/AGL Deduction	74,264
ASSESSED VALUE	393,698
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	393,698
TOTAL JUST VALUE	467,962
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	431,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318085	H/AC	0	05/01/2013
P13723	XFOB	880	04/01/2009
E984749	CHNGE SRVC	0	06/01/1998
960512	REPAIR/RRF	5,500	09/01/1996
6388	CHNGE SRVC	400	12/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0804/1788	8/29/1997	WD	Q	I		105,000
GRANTOR: WALKER ALICE A						
GRANTEE: BRADDOCKS INC						
0586/1133	12/22/1989	WD	Q	I	01	100
GRANTOR: WALKER M ET AL						
GRANTEE: WALKER ALICE A						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1997] W18 S14 UOP=[YR=1993] S6 BAS=[YR=1993] W19 S24 E37 N24 W18 $ E18 N6 W18 $ E18 N14 $.

EXTRA FEATURES

LN	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	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1997	1997	3	20	480	
2	0424	CL FNC 6'	0	0	0	0	83.00	LF	20.00	20.00	100	1997	1997	3	39	647	
3	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	2000	2000	3	77	210	
4	0940	SHEDS/PORT	0	0	10	10	100.00	SF	18.30	18.30	100	2000	2000	3	20	366	
5	0097	AWNING CN	0	0	0	0	8.00	SF	65.00	65.00	100	2009	2009	3	52	270	

LAND DESCRIPTION

TOTAL OB/XF 1,973

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0004	CI	273.00	130.00	1.39	AC		1.00	1.00	1.00	55,000.00	55,000.00	76,450							
2	001020	C	COMM HWY	0	0004	CI	169.00	150.00	25,350.00	SF		1.00	1.00	1.00	6.00	6.00	152,100							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.39 Total Land Value: 228,550 Market: 0 Agricultural: 0 Common: 228,550 PRINTED 07/30/2025 BY SYS

LOT 1 & PT LOT 2 &
ALL LOTS 4 THRU 6 &
TRACT A & R/W

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

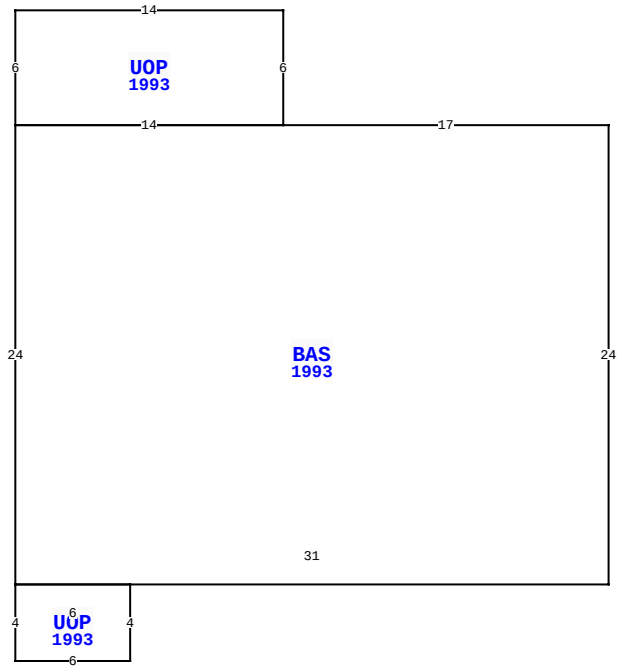
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	1993	744	69,915
UOP	24	20	1993	5	470
UOP	84	20	1993	17	1,597
TOTALS	852			766	71,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	766	114.9500	114.95	88,052	1954	1980	0	0	0	18.25	81.75

2 SINGLE FAM – 0% - 0 Heated Area: 744 HX Base Yr



BLD DATE	07/25/2018	KKX	LGL DATE
XF DATE	07/25/2018	KKX	LAND DATE 03/18/2025 MLU
INC DATE			AG DATE

86154 SOWELL RD, YULEE

VALUATION SUMMARY

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Tax Group: 4	Tax Dist:
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ASSESSED VALUE	393,698
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	393,698
TOTAL JUST VALUE	467,962
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	431,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0804/1788	8/29/1997	WD	Q	I		105,000
GRANTOR: WALKER ALICE A						
GRANTEE: BRADDOCKS INC						
0586/1133	12/22/1989	WD	Q	I	01	100
GRANTOR: WALKER M ET AL						
GRANTEE: WALKER ALICE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 UOP=[YR=1993] N6 W14 S6 E14$ W14 S24
UOP=[YR=1993] S4 E6 N4 W6$ E31 N24$.

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.39 Total Land Value: 228,550 Market: 0 Agricultural: 0 Common: 228,550 PRINTED 07/30/2025 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

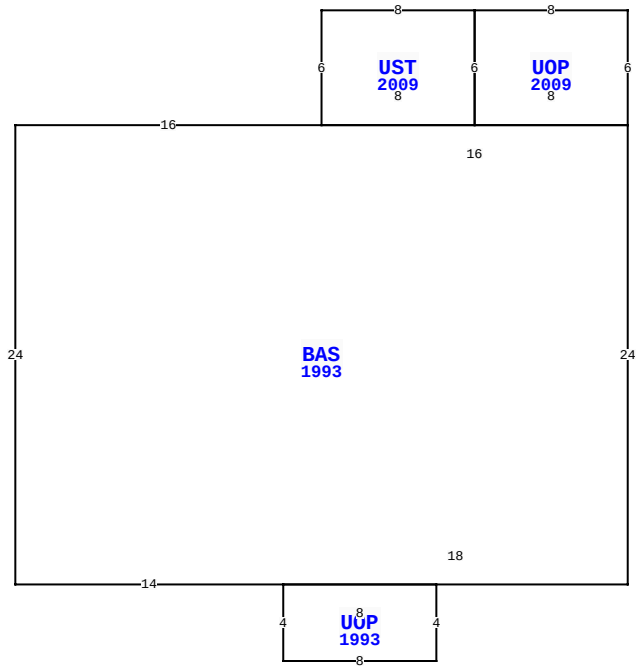
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	1993	768	75,278
UOP	32	20	1993	6	588
UOP	48	20	2009	10	980
UST	48	45	2009	22	2,157
TOTALS	896			806	79,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	806	119.9000	119.90	96,639	1954	1980	0	0	0	18.25	81.75

3 SINGLE FAM – 0% - 0 Heated Area: 768 HX Base Yr



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INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTEE: BRADDOCKS INC						
0586/1133	12/22/1989	WD	Q	I	01	100
GRANTOR: WALKER M ET AL						
GRANTEE: WALKER ALICE A						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2009] W8 UST=[YR=2009] W8 S6 BAS=[YR=1993] W16 S24 E14 UOP=[YR=1993] S4 E8 N4 W8$ E18 N24 W16$ E8 N6$ S6 E8 N6$.

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.39 Total Land Value: 228,550 Market: 0 Agricultural: 0 Common: 228,550 PRINTED 07/30/2025 BY SYS