LOT 7 (F/K/A 57-8)
IN OR 1649/183
JAMES D CARR SUB UNR

BRADDOCK INC
406 CENTRAL AVE SW
JASPER, FL 32052

2025

42-2N-27-4350-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	887
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	48,887
SOH/AGL Deduction	17,013
ASSESSED VALUE	31,874
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,874
TOTAL JUST VALUE	48,887
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1649/0183	11/17/2009	TD	U	V	11	3,000
GRANTOR: CLERK OF COURT						
GRANTEE: BRADDOCK INC						
0510/1269	2/18/1987	FS	U	I		100
GRANTOR: PATTON SYLVIA ANN						
GRANTEE: PATTON DONALD R JR						

1449 CROSBY AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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	0810	CONCRETE A	0	0	0	0	546.00	SF	6.50	6.50	100	1975	1975	3	25	887	

LAND DESCRIPTION

TOTAL OB/XF 887

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	0007	RSF-2	110.00	81.00	1.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	48,000							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 07/30/2025 BY SYS