

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

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

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	31	HARDIE BRD 100				0500	01	3,403	97.4510	153.97	523,960	2020	2020	0	0	0	1.50	98.50	VALUATION BY					STANDARD											
Roof Structure	03	GABLE/HIP 100				1 SFR CUST - 100% - 2021										Heated Area: 2724										HX Base Yr 2021									
Roof Cover	03	COMP SHNGL 100														Tax Group: 4					Tax Dist:					553,690									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE					69,356														
Interior Floor	12	HARDWOOD 50														TOTAL MARKET OB/XF VALUE					85,000														
Interior Floor	13	LVT/LAMNT 50														TOTAL LAND VALUE - MARKET					708,046														
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE					283,983														
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE					424,063														
Bedrooms		3 100														TOTAL EXEMPTION VALUE					HX HB														
Bathrooms		3 100														BASE TAXABLE VALUE					373,341														
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE					708,046														
Stories																NCON VALUE					0														
Units	1.	1. 100				INCOME VALUE					PREVIOUS YEAR MKT VALUE					679,249																			
Occupancy	00	NONE 100																																	
Quality		02	Quality Level 02																																
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	2,724	100	2020	2,724	413,123																														
FGR	414	55	2020	228	34,578																														
FGR	552	55	2020	304	46,105																														
FOP	225	30	2020	68	10,313																														
FOP	264	30	2020	79	11,982																														
TOTALS		4,179			3,403	516,101																													
EXTRA FEATURES						851078 US HWY 17, YULEE																													
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	CARPORT MT	0	100	40	20	800.00	SF	10.00	10.00	40	2017	2017	3	34	2,720																			
2	0810	CONCRETE A	0	100	0	0	209.00	SF	6.50	6.50	100	2020	2020	3	98	1,331																			
3	0810	CONCRETE A	0	100	42	20	840.00	SF	6.50	6.50	100	2020	2020	3	98	5,351																			
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	93	37,944																			
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	90	1,800																			
8	0462	ST/AL FNC	0	100	200	0	800.00	SF	10.00	10.00	100	2024	2022		95	7,600																			
9	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2022		98	294																			
LAND DESCRIPTION						TOTAL OB/XF										69,356																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		OR	152.00	381.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000																		

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