PT FRACL SEC 10-2N-28E IN
OR 2444/1561

DENNY BRADLEY & KATHERINE
147 ROBSART PLACE
KENILWORTH, IL 60043

2026

10-2N-28-0000-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

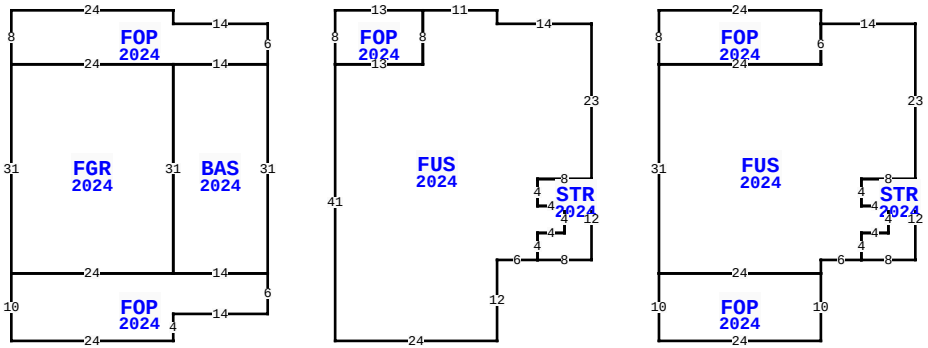
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1059.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	434	100	2024	434	112,753
FGR	744	55	2024	409	106,259
FOP	104	30	2024	31	8,054
FOP	192	30	2024	58	15,068
FOP	240	30	2024	72	18,706
FOP	276	30	2024	83	21,564
FOP	324	30	2024	97	25,201
FUS	1,154	100	2024	1,154	299,809
FUS	1,482	100	2024	1,482	385,024
STR	80	10	2024	8	2,078
TOTALS	5,110			3,836	996,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,836	157.5288	261.50	1,003,114	2023	2023	0	0	0	0.65	99.35

1 SFR CUST 0% - 2024 Heated Area: 3070 HX Base Yr



** This building has 11 Sub-Areas

4255 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE	10/04/2007 JM	LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

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	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	996,594
TOTAL MARKET OB/XF VALUE	10,200
TOTAL LAND VALUE - MARKET	637,500
TOTAL MARKET VALUE	1,644,294
SOH/AGL Deduction	0
ASSESSED VALUE	1,644,294
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,644,294
TOTAL JUST VALUE	1,644,294
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,717,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2364	CO		11/29/2023
2022-2364	4472T3464H	0	08/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2444/1561	3/19/2021	WD	Q	V	01	500,000
GRANTOR: CRICHTON KEVN A & LIS						
GRANTEE: DENNY BRADLEY & KAT						
2391/1105	9/11/2020	WD	Q	I	01	482,500
GRANTOR: THREE FIFTY-SIX TRUST						
GRANTEE: CRICHTON KEVN A & L						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=58,10] E13 N8 E11 S2 E14 S23 W8 S4 E4 S4 W4 S4 W6 S12 W24 N41 $
FUS=[YR=2024;ORIG=106,41] E24 N2 E6 N4 E4 N4 W4 N4 E8 N23 W14 S6 W24 S31 $
FGR=[YR=2024;ORIG=34,10] W24 S31 E24 N31 $
BAS=[YR=2024;ORIG=34,10] E14 S31 W14 N31 $
FOP=[YR=2024;ORIG=10,41] E24 E14 S6 W14 S4 W24 N10 $
FOP=[YR=2024;ORIG=10,10] E24 E14 N6 W14 N2 W24 S8 $
FOP=[YR=2024;ORIG=106,41] E24 S10 W24 N10 $
FOP=[YR=2024;ORIG=130,10] W24 N8 E24 S2 S6 $
FOP=[YR=2024;ORIG=71,10] W13 N8 E13 S8 $
STR=[YR=2024;ORIG=88,27] E8 S12 W8 N4 E4 N4 W4 N4 $

LAND DESCRIPTION

TOTAL OB/XF 10,200

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		R-1	75.00	285.00	75.00	FF		1.00	1.00	1.00	8,500.00	8,500.00	637,500							

REVIEW DATE 02/14/2024 BY HS Total Acres: 0.00 Total Land Value: 637,500 Market: 0 Agricultural: 0 Common: 637,500 PRINTED 07/09/2026 BY SYS