PARCEL 101
IN OR 64/559
(EX PT IN OR 1161/175, OR 2799/9

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

2026

42-2N-27-0000-0101-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	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

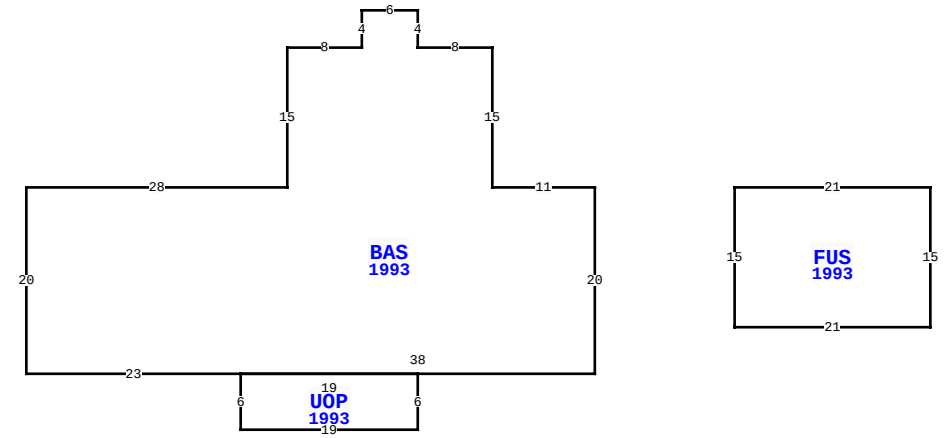
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,574	100	1993	1,574	75,316
FUS	315	100	1993	315	15,073
UOP	114	20	1993	23	1,101
TOTALS	2,003			1,912	91,489

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	95.70	182,978	1935	1935	0	0	0	50.00	50.00

1 SINGLE FAM 100% - 0 Heated Area: 1889 HX Base Yr



850311 US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		113,217
TOTAL MARKET OB/XF VALUE		9,168
TOTAL LAND VALUE - MARKET		261,865
TOTAL MARKET VALUE		384,250
SOH/AGL Deduction		194,776
ASSESSED VALUE		189,474
TOTAL EXEMPTION VALUE	HX HB VX WR	61,411
BASE TAXABLE VALUE		128,063
TOTAL JUST VALUE		384,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E006989	CHNGE SRVC	600	06/01/2000
973626	NEW CONSTR	81,508	01/01/1997
5869	ADDITION	14,700	07/14/1989
3086	NEW CONSTR	0	06/13/1988
4904	NEW CONSTR	5,212	05/19/1988
4831	NEW CONSTR	64,800	04/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N15 W8 N4 W6 S4 W8 S15 W28 S20 E23
UOP=[YR=1993] S6 E19 N6 W19 $ E38 N20 $ PTR= E15
FUS=[YR=1993] E21 S15 W21 N15 $ W15 $.

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	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	30.00	30.00	100	1980	1980	3	20	1,728	
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	60	1,200	
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	

LAND DESCRIPTION

TOTAL OB/XF 9,168

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	000134	C	RES POND	100		OR	0.00	0.00	2.90	AC		1.00	1.00	1.00	90,000.00	90,000.00	261,000							
2	009630	C	SWAMP	100		OR	0.00	0.00	1.73	AC		1.00	1.00	1.00	500.00	500.00	865							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.63 Total Land Value: 261,865 Market: 0 Agricultural: 0 Common: 261,865 PRINTED 07/09/2026 BY SYS

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2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Fixtures		0 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		1 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

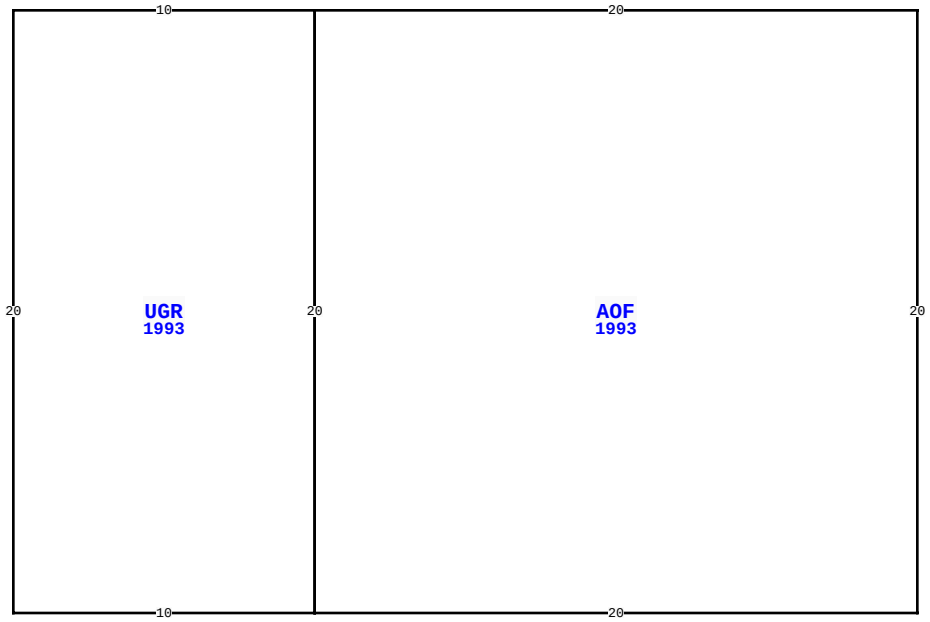
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	400	100	1993	400	7,673
UGR	200	40	1993	80	1,535
TOTALS	600			480	9,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	480	64.2600	95.91	46,037	1935	1935	0	0	0	80.00	20.00

2 OFFICE 0% - 0 Heated Area: 400 HX Base Yr



850311 US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 4 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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TOTAL MARKET VALUE		384,250
SOH/AGL Deduction		194,776
ASSESSED VALUE		189,474
TOTAL EXEMPTION VALUE	HX HB VX WR	61,411
BASE TAXABLE VALUE		128,063
TOTAL JUST VALUE		384,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W20 UGR=[YR=1993] W10 S20 E10 N20$ S20 E20 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.63 Total Land Value: 261,865 Market: 0 Agricultural: 0 Common: 261,865 PRINTED 07/09/2026 BY SYS

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2026

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BUILDING CHARACTERISTICS

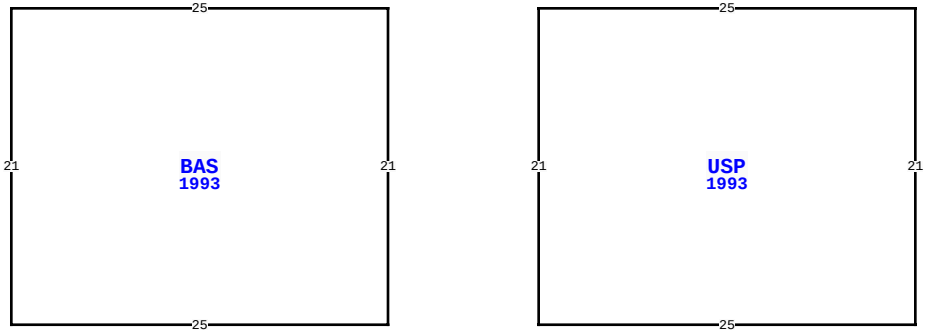
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		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	525	100	1993	525	4,757
USP	525	30	1993	158	1,432
TOTALS	1,050			683	6,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	683	67.1000	18.12	12,376	1935	1935	0	0	0	50.00	50.00

3 BARNS 100% - 0 Heated Area: 525 HX Base Yr



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NASSAU COUNTY PROPERTY

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Tax Group: 4	Tax Dist:	
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BASE TAXABLE VALUE		128,063
TOTAL JUST VALUE		384,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S21 E25 N21$ PTR= E10 USP=[YR=1993] E25 S21 W25 N21$ W10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.63 Total Land Value: 261,865 Market: 0 Agricultural: 0 Common: 261,865 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

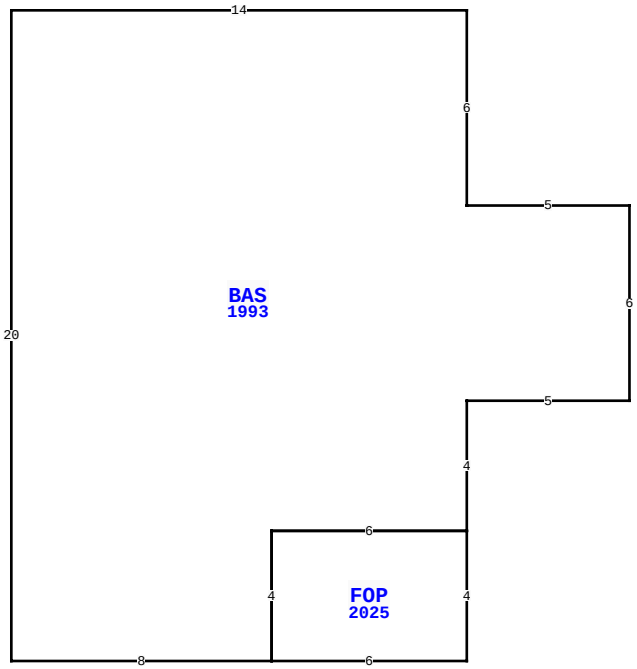
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	286	100	1993	286	6,182
FOP	24	30	2025	7	152
TOTALS	310			293	6,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	01	293	86.9000	43.23	12,666	1935	1935	0	0	0	50.00	50.00

4 GARAGE 100% - 0 Heated Area: 286 HX Base Yr



850311 US HWY 17, YULEE

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NASSAU COUNTY PROPERTY

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-50,0] E14 S6 E5 S6 W5 S4 W6 S4 W8 N20 $
FOP=[YR=2025;ORIG=-42,16] E6 S4 W6 N4 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.63 Total Land Value: 261,865 Market: 0 Agricultural: 0 Common: 261,865 PRINTED 07/09/2026 BY SYS