



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

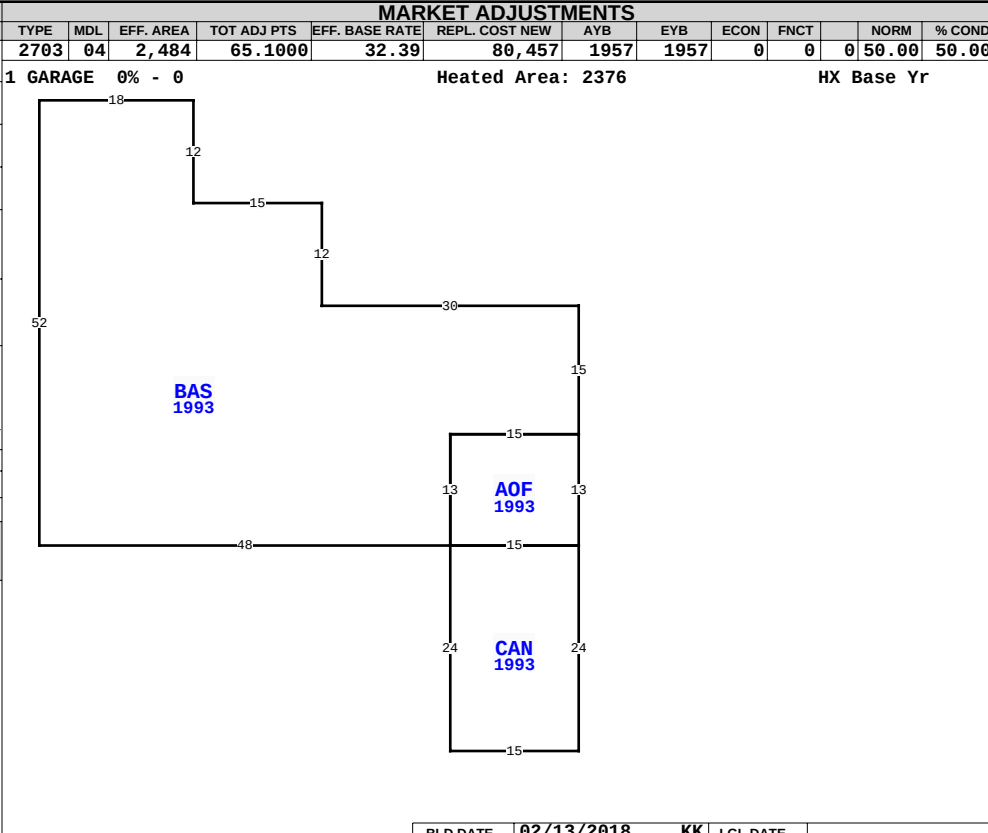
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	195	100	1993	195	3,158
BAS	2,181	100	1993	2,181	35,322
CAN	360	30	1993	108	1,749
TOTALS	2,736			2,484	40,228

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
1	0803	ASPHALT C	0	0	0	0	10,102.00	SF	2.00	2.00	100	1980	1980	3	50	10,102	
2	0812	CONCRETE C	0	0	0	0	1,240.00	SF	4.00	4.00	100	1980	1980	3	29	1,438	
3	0442	STK FNC 5'	0	0	0	0	150.00	LF	8.10	8.10	100	1989	1989	3	20	243	
4	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1998	1998	3	39	273	
5	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	1998	1998	3	39	234	
6	0424	CL FNC 6'	0	0	0	0	78.00	LF	20.00	20.00	100	1998	1998	3	39	608	
7	6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00	400.00	100	1957	1957	3	20	400	
8	0510	GARAGE WD-	0	0	44	14	616.00	SF	35.00	35.00	100	1980	1980	3	20	4,312	
9	0810	CONCRETE A	0	0	30	8	240.00	SF	6.50	6.50	100	2009	2009	3	88	1,373	
10	7100	SPRAY BTH	0	0	0	0	1.00	UT	12,500.00	12,500.00	100	2009	2009	3	31	3,875	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002500	C	SRVC SHOPS	0	0004	CI	189.00	167.00	32,320.00	SF		1.00	1.00	1.00	9.00	9.00	290,880							



850843 US HWY 17, YULEE

BLD DATE	02/13/2018	KK	LGL DATE	
XF DATE	02/13/2018	KK	LAND DATE	05/11/2026
INC DATE		KK	AG DATE	DC

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		77,689
TOTAL MARKET OB/XF VALUE		24,797
TOTAL LAND VALUE - MARKET		290,880
TOTAL MARKET VALUE		393,366
SOH/AGL Deduction		96,996
ASSESSED VALUE		296,370
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		296,370
TOTAL JUST VALUE		393,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22249	CO ISSUED	0	06/01/2009
B22249	ICE MACHINE	0	03/10/2009
C21797	CO ISSUED	0	03/10/2009
E21621	ELEC OTHER	0	02/01/2009
B21797	GARAGE	29,700	08/01/2008
V9800004	OTHER	300	03/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0804/1810	8/29/1997	WD	Q	I	
GRANTOR: WALKER ALICE A					SALE PRICE
GRANTEE: BRADDOCKS INC					120,000

BUILDING NOTES					

BUILDING DIMENSIONS

BAS=[YR=1993] W30 N12 W15 N12 W18 S52 E48 CAN=[YR=1993] S24 E15 N24 AOF=[YR=1993] N13 W15 S13 E15\$ W15\$ N13 E15 N15\$.



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	2700	VEH SALE/REPAIR
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	1,260	100	2009	1,260	15,460
TOTALS	1,260			1,260	15,460

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
11	0972	ST LGHT UN	0	0	0	1.00	UT	2,530.00	2,530.00
12	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2	GARAGE	0% - 0											
Heated Area: 1260 HX Base Yr													
BAS 2009													
850843 US HWY 17, YULEE													
BLD DATE		02/13/2018		KK		LGL DATE		05/11/2026		DC			
XF DATE		02/13/2018		KK		LAND DATE							
INC DATE						AG DATE							

TOTAL OB/XF													
1,939													

NASSAU COUNTY PROPERTY			
PAGE 2 of 3			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		77,689	
TOTAL MARKET OB/XF VALUE		24,797	
TOTAL LAND VALUE - MARKET		290,880	
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TOTAL EXEMPTION VALUE		0	
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NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		293,747	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0804/1810	8/29/1997	WD	Q	I		120,000	
GRANTOR: WALKER ALICE A							
GRANTEE: BRADDOCKS INC							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2009] W63 S20 E63 N20\$.									

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

42-2N-27-4350-0002-0010

[illegible]