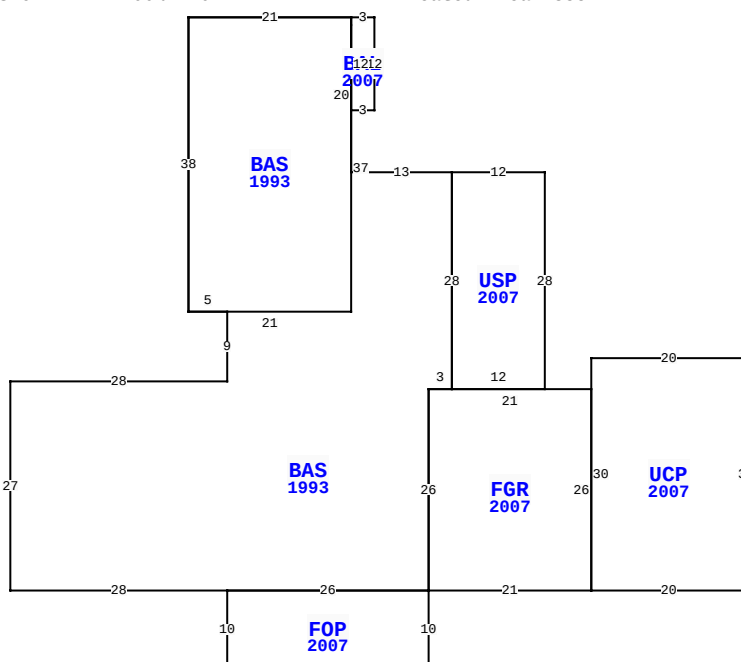


WEAVER RICHARD L
35049 BRADDOCK ROAD
CALLAHAN, FL 32011

11-2N-24-0000-0001-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT		CD	CONSTRUCTION		TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall		12	CEDAR 100		0900	01	4,156	92.5056	109.85	456,537	1950	1970		0	0	26.00	74.00	VALUATION BY		STANDARD																							
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 0													Heated Area: 3552													HX Base Yr												
Roof Cover		03	COMP SHNGL 70															BUILDING MARKET VALUE													346,178												
Roof Cover		12	MODULAR MT 30															TOTAL MARKET OB/XF VALUE													28,529												
Interior Wall		05	DRYWALL 100															TOTAL LAND VALUE - MARKET													137,280												
Interior Floo		11	CLAY TILE 50															TOTAL MARKET VALUE													511,987												
Interior Floo		14	CARPET 50															SOH/AGL Deduction													291,253												
Air Condition		03	CENTRAL 100															ASSESSED VALUE													220,734												
Heating Type		04	AIR DUCTED 100															TOTAL EXEMPTION VALUE													HX HB 50,000												
Bedrooms			3 100															BASE TAXABLE VALUE													170,734												
Bathrooms			2.5 100															TOTAL JUST VALUE													511,987												
Frame		02	WOOD FRAME 100															NCON VALUE													0												
Stories		2.	2. 100		INCOME VALUE																																						
Units			0 100		PREVIOUS YEAR MKT VALUE													364,595																									
BUD8 Adjustme		06	DIST 1D 100																																								
Occupancy		00	NONE 100																																								
Quality		01	Quality Level 01																																								
DOR CODE		0100	SINGLE FAMILY																																								
MAP NUM			MKT AREA														08																										
NEIGHBORHOOD/LOC		8001.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAL	36	15	5	406																																							
BAS	798	100	798	64,868																																							
BAS	2,754	100	2,754	223,870																																							
FGR	546	55	300	24,387																																							
FOP	260	30	78	6,340																																							
UCP	600	20	120	9,755																																							
USP	336	30	101	8,210																																							
TOTALS		5,330		4,156	337,837																																						
EXTRA FEATURES					35049 BRADDOCK RD, CALLAHAN										BLD DATE				LGL DATE		05/24/2023		MLU																				
															XF DATE				LAND DATE																								
															INC DATE				AG DATE																								
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																												
2	0510	GARAGE WD-	0 100	72 20	1,440.00	SF	26.25	26.25	100	1989	1989	3	20	7,560																													
3	0510	GARAGE WD-	0 100	0 0	1,152.00	SF	17.50	17.50	100	1988	1988	3	20	4,032																													
5	0200	BARN WD 0-	0 100	33 25	825.00	SF	15.00	15.00	100	2001	2001	3	30	3,713																													
6	0300	BOAT DCK W	0 100	40 16	640.00	SF	40.00	40.00	100	1999	1999	3	28	7,168																													
11	0811	CONCRETE B	0 100	20 34	620.00	SF	5.20	5.20	100	1986	1986	3	52	1,676																													
14	0855	CONC PAVER	0 100	0 0	484.00	SF	5.00	5.00	100	1990	1990	3	62	1,500																													
15	0510	GARAGE WD-	0 100	22 17	374.00	SF	26.25	26.25	100	1989	1989	3	20	1,964																													
17	0680	POLE SHED	0 100	13 11	143.00	SF	10.00	10.00	100	1995	1995	3	24	343																													
18	0681	POLE SHED	0 100	14 14	196.00	SF	11.25	11.25	100	1997	1997	3	26	573																													
LAND DESCRIPTION																TOTAL OB/XF 28,529																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	8.58	AC		1.00	1.00	1.00	16,000.00	16,000.00	137,280																										

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2023

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