PT OF SW1/4 OF NW1/4 OF
SEC 12-2N-24E IN OR 2180/119
(EX PT IN OR 1943/382 &

PATCHEN BRENT & CHRISTA
35485 BRADDOCK ROAD
CALLAHAN, FL 32011

2023

12-2N-24-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

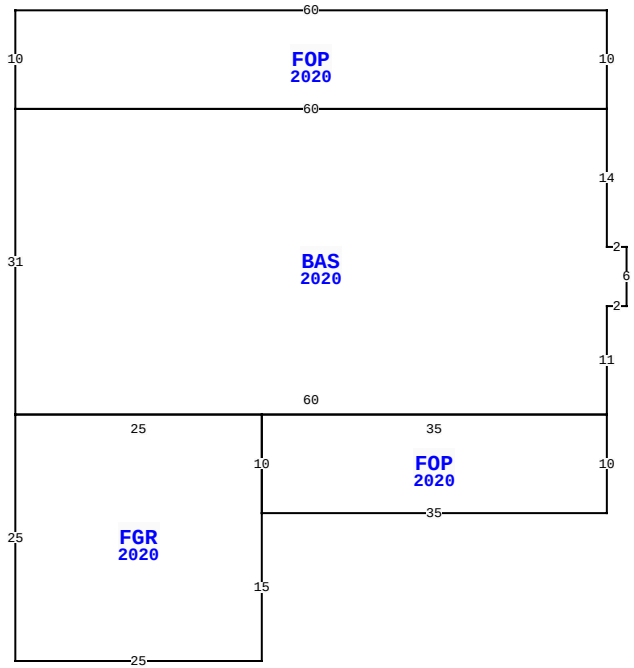
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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
BAS	1,872	100	1,872	206,399
FGR	625	55	344	37,928
FOP	350	30	105	11,577
FOP	600	30	180	19,846
TOTALS	3,447		2,501	275,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,501	93.3120	110.81	277,136	2020	2020	0	0	0	0.50	99.50

2 SNGL FAM – 100% - 2021 Heated Area: 1872 HX Base Yr 2021



35485 BRADDOCK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		275,750
TOTAL MARKET OB/XF VALUE		4,844
TOTAL LAND VALUE - MARKET		61,380
TOTAL MARKET VALUE		341,974
SOH/AGL Deduction		98,378
ASSESSED VALUE		243,596
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		193,596
TOTAL JUST VALUE		341,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000615	CO ISSUED	0	01/22/2020
19007067	NEW CONSTR	283,170	07/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2180/0119	2/26/2018	WD	U	V	11	100
GRANTOR: HIEBER RICHARD H & SU						
GRANTEE: PATCHEN BRENT & CHR						
1975/0594	4/20/2015	WD	Q	V	01	31,000
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: HIEBER RICHARD H &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W60 S10 BAS=[YR=2020] S31 FGR=[YR=2020] S25 E25 N15 FOP=[YR=2020] E35 N10 W35 S10$ N10 W25$ E60 N11 E2 N6 W2 N14 W60$ E60 N10$.

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	0810	CONCRETE A	0	100	0	0	445.00	SF	6.50	6.50	100	2020	2020	3	99	2,864	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 4,844

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	000115	C	SFR ACRES	100	0005		0.00	0.00	3.41	AC		1.00	1.00	1.00	18,000.00	18,000.00	61,380							

REVIEW DATE 03/10/2020 BY TW Total Acres: 3.41 Total Land Value: 61,380 Market: 0 Agricultural: 0 Common: 61,380 PRINTED 08/02/2023 BY SYS