PT OF SW1/4 OF NW1/4 OF
SEC 12-2N-24E IN OR 1960/506

EASTON MEL FARMS INC
35392 BRADDOCK RD
CALLAHAN, FL 32011

2023

12-2N-24-0000-0003-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

35089 BRADDOCK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/11/2021 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	2,700
SOH/AGL Deduction	0
ASSESSED VALUE	2,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,700
TOTAL JUST VALUE	50,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1960/0506	8/25/2014	WD	U	V	11	100
GRANTOR: CHASTAIN MARY						
GRANTEE: EASTON MEL FARMS IN						
0349/0462	12/04/1981	WD	U	V	01	100
GRANTOR: BRADDOCK ESTHER						
GRANTEE: SIKES EMILY E						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005501	A	TIMB2-2 SI	0	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	540.00	540.00	2,700							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 07/09/2020 BY TWA Total Acres: 5.00 Total Land Value: 2,700 Market: 50,000 Agricultural: 2,700 Common: 0 PRINTED 08/02/2023 BY SYS