PT OF NW1/4 & PT OF SW1/4 OF
SEC 12-2N-24E IN OR 2093/1213
(EX OR 1975/591)

MCDANIEL BARRY & DREMA
35089 BRADDOCK RD
CALLAHAN, FL 32011

**2023**

**12-2N-24-0000-0003-0070**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

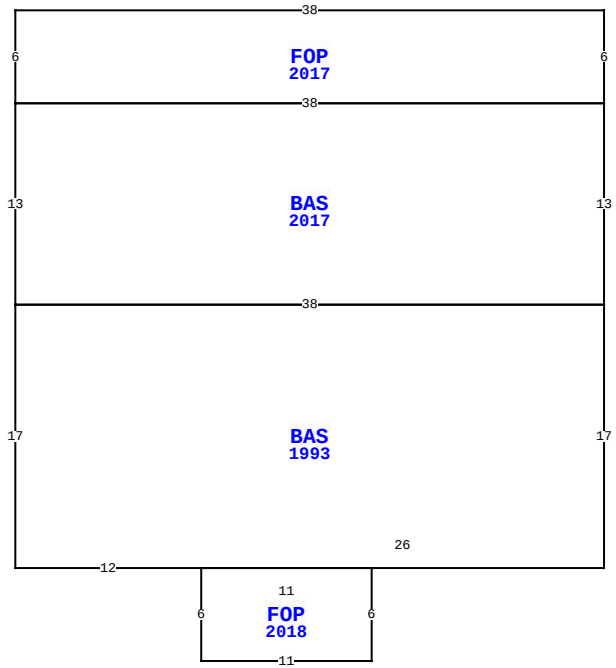
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 646 | 100 | 646 | 67,207 |
| BAS | 494 | 100 | 494 | 51,394 |
| FOP | 228 | 30 | 68 | 7,074 |
| FOP | 66 | 30 | 20 | 2,081 |
| TOTALS | 1,434 | | 1,228 | 127,754 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,228 | 132.5000 | 119.58 | 146,844 | 1954 | 1996 | 0 | 0 | 0 | 13.00 | 87.00 |

1 SINGLE FAM – 100% - 2018 Heated Area: 1140 HX Base Yr 2018




35089 BRADDOCK RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 127,754 |
| TOTAL MARKET OB/XF VALUE | | 2,675 |
| TOTAL LAND VALUE - MARKET | | 72,360 |
| TOTAL MARKET VALUE | | 202,789 |
| SOH/AGL Deduction | | 77,596 |
| ASSESSED VALUE | | 125,193 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 75,193 |
| TOTAL JUST VALUE | | 202,789 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 163,397 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18011929 | CARPORT | 10,038 | 12/05/2018 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2093/1213 | 1/10/2017 | WD | Q | I | 01 | 35,000 |
| GRANTOR: GRAHAM SHARI T | | | | | | |
| GRANTEE: MCDANIEL BARRY & DR | | | | | | |
| 1931/0784 | 7/28/2014 | TD | Q | V | 01 | 45,500 |
| GRANTOR: PACE BARBARA B & CARO | | | | | | |
| GRANTEE: GRAHAM SHARI T | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FOP=[YR=2017] W38 S6 BAS=[YR=2017] S13 BAS=[YR=1993] S17 E12 FOP=[YR=2018] S6 E11 N6 W11$ E26 N17 W38$ E38 N13 W38$ E38 N6$.

### 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 | 20 | 21 | 420.00 | SF | 6.50 | 6.50 | 100 | 2018 | 2018 | 3 | 98 | 2,675 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,675

| 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 | | | 0.00 | 0.00 | 2.68 | AC | | 1.00 | 1.00 | 0.90 | 30,000.00 | 27,000.00 | 72,360 | | | | | | | |

REVIEW DATE 03/05/2019 BY TWX Total Acres: 2.68 Total Land Value: 72,360 Market: 0 Agricultural: 0 Common: 72,360 PRINTED 08/02/2023 BY SYS