PT OF SEC 12-2N-24E
IN OR 2052/1678

MARTIN JOHN H & MARY A
35164 BRADDOCK ROAD
CALLAHAN, FL 32011

2023

12-2N-24-0000-0003-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

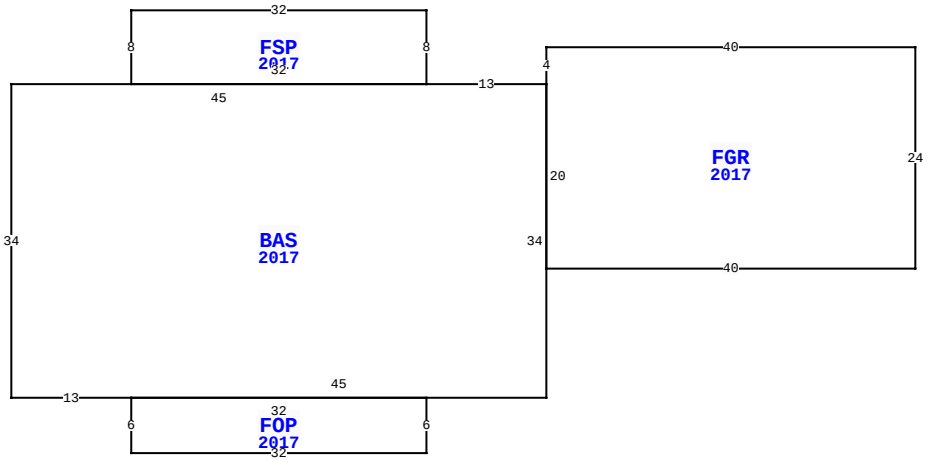
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100	1,972	242,343
FGR	960	55	528	64,887
FOP	192	30	58	7,128
FSP	256	40	102	12,535
TOTALS	3,380		2,660	326,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,660	105.6000	125.40	333,564	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2018 Heated Area: 1972 HX Base Yr 2018



35164 BRADDOCK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		326,893
TOTAL MARKET OB/XF VALUE		10,476
TOTAL LAND VALUE - MARKET		148,928
TOTAL MARKET VALUE		486,297
SOH/AGL Deduction		277,792
ASSESSED VALUE		208,505
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		153,505
TOTAL JUST VALUE		486,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009872	12X30 SHED	18,460	07/27/2021
17009927	CO ISSUED	0	11/08/2017
17001221	NEW CONSTR	298,261	02/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2052/1678	6/14/2016	WD	Q	V	01	81,900

GRANTOR: G&H LAND & TIMBER INV
GRANTEE: MARTIN JOHN H & MAR

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2017] W40 S4 BAS=[YR=2017] W13 FSP=[YR=2017] N8 W32 S8 E32$ W45 S34 E13 FOP=[YR=2017] S6 E32 N6 W32$ E45 N34$ S20 E40 N24$.

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	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2021	2021	3	97	10,476	

LAND DESCRIPTION

TOTAL OB/XF 10,476

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	7.16	AC		1.00	1.00	1.30	16,000.00	20,800.00	148,928							

REVIEW DATE 11/02/2021 BY TWX Total Acres: 7.16 Total Land Value: 148,928 Market: 0 Agricultural: 0 Common: 148,928 PRINTED 08/02/2023 BY SYS