IN OR 699/1629
PARCELS 4-3 & 3-10
ESMT OR 1149/727

**FOURAKER JASON C**
35466 BRADDOCK RD
CALLAHAN, FL 32011

**2023**

**12-2N-24-0000-0004-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 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 | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

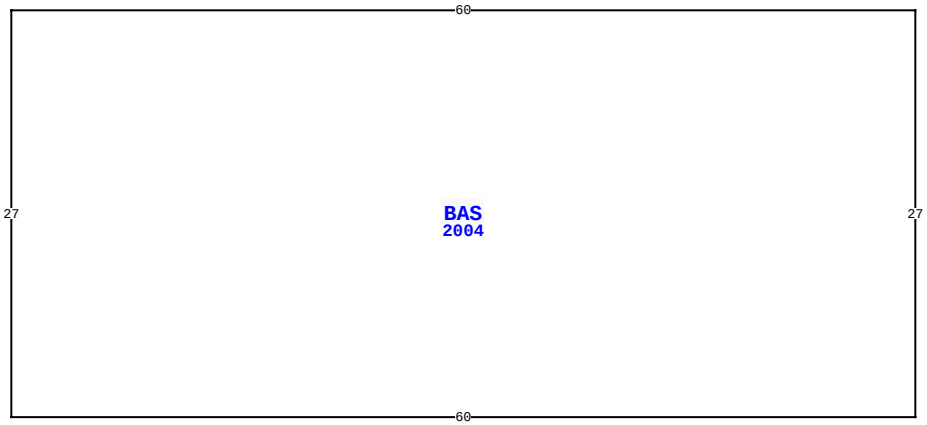
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,620 | 100 | 1,620 | 81,594 |
| TOTALS | 1,620 | | 1,620 | 81,594 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,620 | 128.4800 | 89.94 | 145,703 | 2004 | 2004 | 0 | 0 | 0 | 44.00 | 56.00 |

1 M/H 94+ – 100% - 2005 Heated Area: 1620 HX Base Yr 2005




35466 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 | | 81,594 |
| TOTAL MARKET OB/XF VALUE | | 44,647 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 180,241 |
| SOH/AGL Deduction | | 91,347 |
| ASSESSED VALUE | | 88,894 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 38,894 |
| TOTAL JUST VALUE | | 180,241 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 115,409 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH044332 | MH MOVE-ON | 0 | 01/03/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0699/1629 | 3/07/1994 | WD | U | V | 01 | 100 |

GRANTOR: BRADDOCK DOROTHY T
GRANTEE: FOURAKER JASON C

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W60 S27 E60 N27$.

## 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 | 0681 | POLE SHED | 0 | 100 | 32 | 30 | 960.00 | SF | 15.00 | 15.00 | 100 | 1995 | 1995 | 3 | 24 | 3,456 | |
| 2 | 0752 | USP | 0 | 100 | 28 | 15 | 420.00 | SF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 44 | 2,772 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 0 | 0 | 1,472.00 | SF | 30.00 | 30.00 | 100 | 2017 | 2017 | 3 | 87 | 38,419 | |

## LAND DESCRIPTION

TOTAL OB/XF 44,647

| 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 | OR | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 54,000 | | | | | | | |

REVIEW DATE 05/05/2020 BY TWA Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/02/2023 BY SYS