

BRANTLEY LARRY D & KAREN D
35393 BRADDOCK RD
CALLAHAN, FL 32011

12-2N-24-0000-0004-0040

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur08

FACE BRICK 100
IRREGULAR 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units Occupancy

03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 70
11 CLAY TILE 30
03 CENTRAL 100
04 AIR DUCTED 100

3 100
2.5 100
WOOD FRAME 100

1. 1. 100
0 100
NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

01 Quality Level 01
0100 SINGLE FAMILY

8001.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,4031002,403268,513
BAS21610021624,136
FDG1,1476068876,877
FOP10530323,576
FOP15930485,364
FOP25430768,493
FOP3363010111,286

TOTALS

4,6203,564398,244

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

50504FP-ELECTRI0100001.00UT2,000.002,000.00100200320033881,760
60861POOL GUNIT010000648.00SF85.0085.001002004200434022,032
80855CONC PAVER0100001,100.00SF10.0010.00100200420043869,460
90911SCRN RM A010046381,748.00SF17.5017.50100200420043247,342
100803ASPHALT C0100001,320.00SF2.002.00100200420043561,478
110812CONCRETE C0100002,216.00SF4.004.00100200420043867,623
120810CONCRETE A010000428.00SF6.506.50100200520053872,420
130474VF 4 RAIL010000380.00LF9.259.25100200520053692,425
150812CONCRETE C0100100505,000.00SF4.004.001001990199036212,400

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSTOT ADJTUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES1000005OR0.000.002.62AC1.001.001.0030,000.0030,000.0078,600

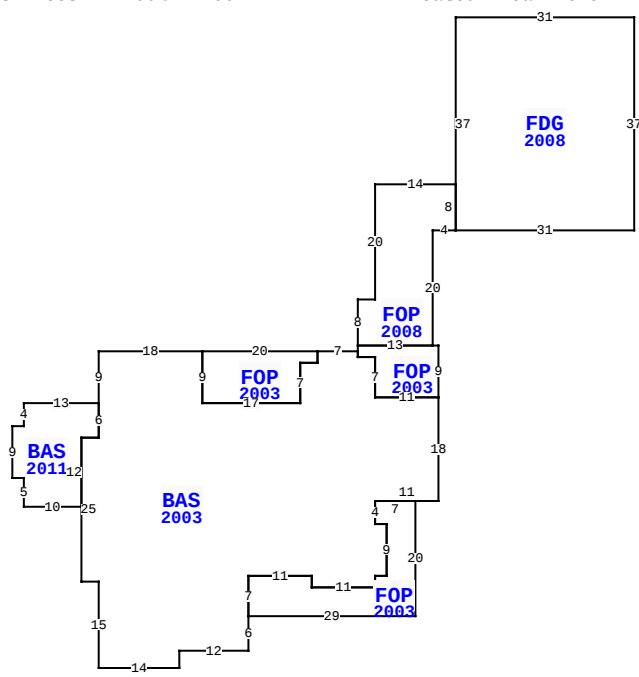
REVIEW DATE07/21/2021BYTWATotal Acres: 2.62Total Land Value: 78,600Market: 0Agricultural: 0Common: 78,600PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

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

0500013,56491.4490130.31464,425200320030014.2585.75

1 SFR CUST - 100% - 2004Heated Area: 2619HX Base Yr 2004



BLD DATEXF DATEINC DATE

11/30/2007JH

LGL DATELAND DATEAG DATE

06/13/2023MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 16

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE398,244
TOTAL MARKET OB/XF VALUE66,940
TOTAL LAND VALUE - MARKET78,600
TOTAL MARKET VALUE543,784
SOH/AGL Deduction285,884
ASSESSED VALUE257,900
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE207,900
TOTAL JUST VALUE543,784
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE397,964

PERMIT NUMDESCRIPTIONAMTISSUED

B24086ADDITION18,07011/01/2010
E20705ELEC OTHER75004/01/2008
B21155GARAGE43,42803/01/2008
R11073REPAIR/RRF2,00003/01/2008
B0413078SWIM POOL23,00001/06/2004

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1774/084912/22/2011QCUI11100

GRANTOR: BRANTLEY KAREN D
GRANTEE: BRANTLEY LARRY D &
0897/15539/01/1999WDUV06100
GRANTOR: BRADDOCK DOROTHY T
GRANTEE: BRANTLEY KAREN D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W7 FOP=[YR=2003] W20 S9 E17 N7 E3 N2\$ S2 W3 S7 W17 N9 W18 S9 BAS=[YR=2011] W13 S4 W2 S9 E2 S5 E10 N12 E3 N6\$ S6 W3 S25 E3 S15 E14 N3 E12 N6 FOP=[YR=2003] E29 N20 W7 S4 E2 S9W2 S2 W11 N2 W11 S7\$ N7 E11 S2E11 N2 E2 N9 W2 N4 E11 N18 FOP=[YR=2003] N9 W1 FOP=[YR=2008] N20 E4 FDG=[YR=2008] E31 N37 W31 S37\$ N8 W14 S20 W3 S8 E13\$ W13 S2 E3 S7 E11\$ W11 N7 W3 N1 \$.