BLOCK 4 LOT 5 & PT OF 4
IN OR 2095/1051
E H BRADDOCK ADD DB 39/362

BRADDOCK LISSA KEIGWIN
45206 MUSSELWHITE RD
CALLAHAN, FL 32011

2023

29-2N-25-3160-0004-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

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

FOURTH AV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	157,500
TOTAL MARKET VALUE	157,500
SOH/AGL Deduction	101,598
ASSESSED VALUE	55,902
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,902
TOTAL JUST VALUE	157,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2095/1051	1/19/2017	QC	U	V	11	100
GRANTOR: ROHE ERIN PA &						
GRANTEE: BRADDOCK LISSA KEIG						
1842/1430	8/01/2009	QC	U	I	11	100
GRANTOR: BRADDOCK RONALD DEAN						
GRANTEE: ROHE ERIN PA						

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	000000	C	VAC RES	0			210.00	230.00	210.00	FF		1.00	1.00	1.50	500.00	750.00	157,500							

REVIEW DATE 06/02/2023 BY MLU Total Acres: 0.00 Total Land Value: 157,500 Market: 0 Agricultural: 0 Common: 157,500 PRINTED 08/02/2023 BY SYS