

BLOCK 3 LOTS 4 & 5
IN OR 2607/1848
LAKESIDE PARK SUB PB 0/36

BRADDOCK DALE & CAROL E/BRADDOCK LISA ET AL
2852 TWO WATERS LN
HILLIARD, FL 32046

2023

29-2N-25-3200-0003-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	07	ASB SHNGLE 90								0100	01	1,858	86.4360	78.01	144,943	1923	1953	0	0	0	40.25	59.75	VALUATION BY							
Exterior Wall	05	AVERAGE 10								1 SINGLE FAM - 0% - 2023										Heated Area: 1020										
Roof Structure	03	GABLE/HIP 100																		HX Base Yr										
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	03	PLASTER 100																												
Interior Floor	09	PINE WOOD 80																												
Interior Floor	08	SHT VINYL 20																												
Air Condition	01	NONE 100																												
Heating Type	02	CONVECTION 100																												
Bedrooms	2	100																												
Bathrooms	2	100																												
Frame	02	WOOD FRAME 100																												
Stories	2.	2. 100																												
Units	0	100																												
BUD8 Adjustme	01	DIST CA 100																												
Occupancy	00	NONE 100																												
Quality	03	Quality Level 03																												
DOR CODE	0200 MOBILE HOME																													
MAP NUM																				MKT AREA										
NEIGHBORHOOD/LOC										7001.00										07										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,020	100	1,020	47,543																										
FEP	95	80	76	3,543																										
FEP	283	80	226	10,534																										
FOP	270	30	81	3,776																										
FST	814	55	448	20,881																										
STR	20	10	2	93																										
STR	49	10	5	233																										
TOTALS	2,551		1,858	86,603																										
EXTRA FEATURES										45025 PUMPKIN CT, CALLAHAN																				
L N	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														
2 1242	WD DECK A	0 0	16 8			128.00	SF	10.00	10.00	100	1997	1997	3	20	256															
3 1243	WD DECK F	0 0	8 8			64.00	SF	8.00	8.00	100	1997	1997	3	20	102															
4 0940	SHEDS/PORT	0 0	10 12			120.00	SF	30.00	30.00	100	1983	1983	3	20	720															
5 0940	SHEDS/PORT	0 0	10 6			60.00	SF	18.00	18.00	100	2000	2000	3	20	216															
6 1243	WD DECK F	0 0	16 4			60.00	SF	8.00	8.00	100	1997	1997	3	20	96															
7 0350	CARPORT WD	0 0	20 12			240.00	SF	13.00	13.00	100	1995	1995	3	20	624															
8 2810	MH SPACE	0 0	0 0			3.00	SF	2,400.00	2,400.00	100	1980	1980	3	100	7,200															
TOTAL OB/XF										9,214																				
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1 000100		C	SFR	0	0006		98.00	168.00	97.50	FF		1.00	1.00	1.00	500.00	500.00	48,750													
2 000200		C	MBL HM SUB	0	0006		98.00	168.00	97.50	FF		1.00	1.00	1.00	500.00	500.00	48,750													
REVIEW DATE 12/05/2019 BY KBA Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 08/02/2023 BY SYS																														