TRACT 31
IN OR 717/879
REPLAT OF OGILVIE LOT 9 SUB

BRADDOCK GRADY E JR & TAMMY J
54633 CHURCH ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299R-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

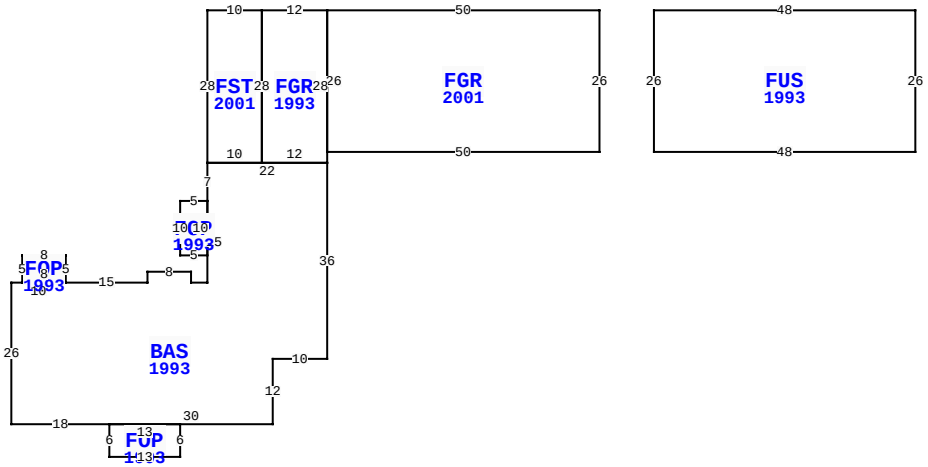
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	1,888	178,001
FGR	336	55	185	17,442
FGR	1,300	55	715	67,410
FOP	40	30	12	1,131
FOP	50	30	15	1,414
FOP	78	30	23	2,169
FST	280	55	154	14,519
FUS	1,248	100	1,248	117,662
TOTALS	5,220		4,240	399,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,240	91.5200	108.68	460,803	1990	1995	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 2003 Heated Area: 3136 HX Base Yr 2003



54633 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		500,608
TOTAL MARKET OB/XF VALUE		53,064
TOTAL LAND VALUE - MARKET		55,300
TOTAL MARKET VALUE		608,972
SOH/AGL Deduction		345,379
ASSESSED VALUE		263,593
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		213,593
TOTAL JUST VALUE		608,972
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003624	REPAIR/RRF	0	06/01/2017
8191	NEW CONSTR	36,000	04/01/2001
5912	NEW CONSTR	114,036	08/07/1989
4917	SWIM POOL	13,000	05/24/1988
4110	N/A	8,000	05/21/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0717/0879	11/02/1994	WD	Q	I		166,000
GRANTOR: SULLIVAN ANTHONY J &						
GRANTEE: BRADDOCK GRADY E JR						
0667/1318	9/30/1992	WD	U	I	06	30,000
GRANTOR: BRIDGES & SULLIVAN						
GRANTEE: SULLIVAN ANTHONY &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2001] W50 FGR=[YR=1993] W12 FST=[YR=2001] W10 S28 BAS=[YR=1993] S7 FOP=[YR=1993] W5 S10 E5 N10 $ S15 W3 N2 W8 S2 W15 FOP=[YR=1993] N5 W8 S5 E8 $ W10 S26 E18 FOP=[YR=1993] S6 E13 N6 W13 $ E30 N12 E10 N36 W22 $ E10 N28 $ S28 E12 N28 $ S26 E50 N26 $ PTR=E10 FUS=[YR=1993] E48 S26 W48 N26 $ W10 $.

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	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1985	1985	3	20	1,000	
2	0845	KOOL DECK	0	100	0	0	1,202.00	SF	7.25	7.25	100	1988	1988	3	57	4,967	
3	0861	POOL GUNIT	0	100	16	28	448.00	SF	85.00	85.00	100	1988	1988	3	20	7,616	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	2,100.00	2,100.00	100	1990	1990	3	70	1,470	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
8	0812	CONCRETE C	0	100	0	0	9,050.00	SF	4.00	4.00	100	1989	1989	3	59.5	21,539	
9	0812	CONCRETE C	0	100	0	0	2,761.00	SF	4.00	4.00	100	2001	2001	3	82	9,056	
10	0940	SHEDS/PORT	0	100	24	10	240.00	SF	19.50	19.50	100	2000	2000	3	20	936	
11	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	1995	1995	3	20	780	
12	0940	SHEDS/PORT	0	100	10	8	80.00	SF	18.30	18.30	100	1993	1993	3	20	293	

TOTAL OB/XF 50,107

LAND DESCRIPTION

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	0006	OR	0.00	0.00	1.58	AC		1.00	1.00	1.00	35,000.00	35,000.00	55,300							

REVIEW DATE 04/23/2020 BY KBA Total Acres: 1.58 Total Land Value: 55,300 Market: 0 Agricultural: 0 Common: 55,300 PRINTED 08/02/2023 BY SYS

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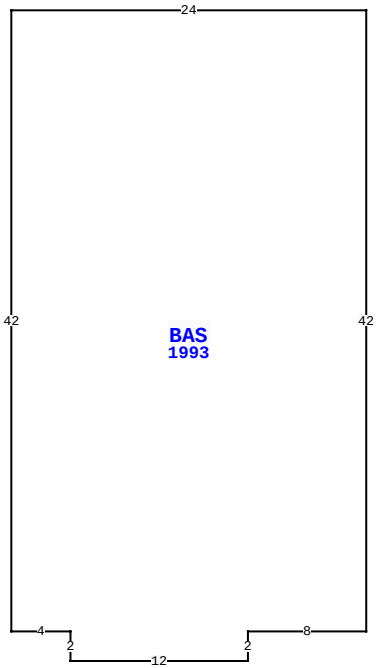
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100	1,032	100,861
TOTALS	1,032		1,032	100,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,032	97.1100	115.32	119,010	1983	1990	0	0	0	15.25	84.75

2 SNGL FAM – 100% - 2003 Heated Area: 1032 HX Base Yr 2003



54633 CHURCH RD, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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0667/1318	9/30/1992	WD	U	I	06	30,000
GRANTOR: BRIDGES & SULLIVAN						
GRANTEE: SULLIVAN ANTHONY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S42 E4 S2 E12 N2 E8 N42 $.

EXTRA FEATURES

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
13	0476	VF 6 SBPL	0	100	0	0	140.00	LF	32.00	32.00	100	1993	1993	3	32	1,434	
14	0470	VNYL GATE	0	100	0	0	2.00	UT	600.00	600.00	100	1993	1993	3	32	384	
15	0479	VF PICKET	0	100	42	3	90.00	LF	10.00	10.00	100	2003	2003	3	64	576	
16	0479	VF PICKET	0	100	38	6	88.00	LF	10.00	10.00	100	2003	2003	3	64	563	

LAND DESCRIPTION

TOTAL OB/XF 2,957

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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