

IN OR 799 PG 1586
ESMT PT OR 1806/753
ESMT PT OR 1811/951

BRADDOCK JEFFREY L & SHARI R
57627 DUTCH TRAIL
CALLAHAN, FL 32011

2023

43-3N-25-0000-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 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. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,246	100	2,246	228,511
FOP	174	30	52	5,290
FOP	216	30	65	6,613
PTO	21	5	1	102
PTO	24	5	1	102
TOTALS	2,681		2,365	240,618

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EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	
1	0681	POLE SHED	0 100	37	40	
5	0500	FP-PRE FAB	0 100	0	0	
6	0810	CONCRETE A	0 100	0	0	
7	0462	ST/AL FNC	0 100	0	0	
8	0093	MANL GATE	0 100	0	0	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	4.00	AC	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,365	99.0486	117.62	278,171	2004	2004	0	0	0 13.50	86.50	
1 SNGL FAM - 100% - 1998 Heated Area: 2246 HX Base Yr 1998												

57627 DUTCH TR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										260,040	
TOTAL MARKET OB/XF VALUE										14,220	
TOTAL LAND VALUE - MARKET										72,000	
TOTAL MARKET VALUE										346,260	
SOH/AGL Deduction										168,731	
ASSESSED VALUE										177,529	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										127,529	
TOTAL JUST VALUE										346,260	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										280,456	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25840	GARAGE	42,595	03/01/2012
B25791	DEMOLITION	2,350	03/01/2012
E11847	NEW CONSTR	2,000	10/01/2003
B11557	NEW CONSTR	147,570	06/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1811/0930	8/10/2012	QC	U	I	11		100
GRANTOR: BRADDOCK GLENN L & GW							
GRANTEE: BRADDOCK JEFFREY L							
0799/1586	7/15/1997	WD	U	I	07		100
GRANTOR: KALEEL DAWNE G							
GRANTEE: BRADDOCK JEFFREY &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W16 FOP=[YR=2004] N6 W3 PTO=[YR=2004] N3 W7 S3 E7\$ W29 S6 E20 N2 E9 S2 E3\$ W3 N2 W9 S2 W20 N6 W20 S37 E19 FOP=[YR=2004] S6 E14 PTO=[YR=2004] S3 E8 N3 W8\$ E22 N6 W36\$ E49 N31\$.									

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