

PT OF SECS 08-2N-25E,09-2N-25E
16-2N-25E & 17-2N-25E
IN OR 607/528

BRADDOCK LISSA K
45206 MUSSLEWHITE ROAD
CALLAHAN, FL 32011-3568

2024

08-2N-25-0000-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	30	VINYL 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08

NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	90	15	14	1,461
BAS	1,242	100	1,242	129,593
BAS	1,322	100	1,322	137,940
FGR	560	55	308	32,137
FOP	180	30	54	5,634
FST	98	55	54	5,634
FUS	1,188	100	1,188	123,959
PTO	144	5	7	730
PTO	648	5	32	3,339
STP	270	10	27	2,818
TOTALS	5,742		4,248	443,246

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	0		2,916.00	SF 4.00	100	1993
3	0810	CONCRETE A	0	100	0	0		460.00	SF 6.50	100	2000
4	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1998
5	0861	POOL GUNIT	0	100	0	0		920.00	SF 85.00	100	2016
6	0855	CONC PAVER	0	100	0	0		1,600.00	SF 10.00	100	2016
7	0462	ST/AL FNC	0	100	0	0		912.00	SF 10.00	100	2016
8	0510	GARAGE WD-	0	100	15	31		465.00	SF 24.85	100	1970
9	0681	POLE SHED	0	100	45	31		1,395.00	SF 15.00	100	1970

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	0004	OR	0.00	0.00	7.93	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,248	106.7440	133.43	566,811	1978	1996	0	0	21.80	78.20
1 SNGL FAM - 100% - 1999 Heated Area: 3752 HX Base Yr 1999											

BLD DATE	05/11/2010	KW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
105,480											

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		460,516	
TOTAL MARKET OB/XF VALUE		105,480	
TOTAL LAND VALUE - MARKET		126,880	
TOTAL MARKET VALUE		692,876	
SOH/AGL Deduction		324,195	
ASSESSED VALUE		368,681	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		313,681	
TOTAL JUST VALUE		692,876	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		645,514	

GR/UT (15X31) + PL SHED (45X31) ARE ATTACHED AT RE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003406	REPAIR/RRF	14,350	04/25/2019
B1633079	SWIM POOL	51,000	09/01/2016
M951315	H/AC	0	09/01/1995
8719	ADDITION	0	03/03/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U I	V I RSN CD	SALE PRICE
0607/0528	9/13/1990	WD U I	09		98,000
GRANTOR: CONTAINER CORP					
GRANTEE: BRADDOCK RONALD & L					

BUILDING NOTES					

BUILDING DIMENSIONS					
PTO=[YR=2009] W18 S8 BAS=[YR=1998] W33 PTO=[YR=2009] W27 S24 STP=[YR=2009] W6 S27 E10 N27W4 \$ E27 N24 \$ S24 BAS=[YR=1993] W23 S27 E16 FOP=[YR=1993] S6 E30 N6 FGR=[YR=1993] E28 N20 W14 FST=[YR=1993] N7 W14 S7 E14 \$ W14 S20 \$ W30 \$ E30 N27 W23 \$ E37 S7 E14 N31 W18 \$ E18 N8 \$ PTR=E15 FUS=[YR=1998] E10 N24 E2 BAL=[YR=1998] N6 E15 S6 W15 \$ E16 S51 W28 N27 \$ W15 \$.					

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