PT NE1/4 & PT NW1/4
IN OR 2560/1708

COLEMAN JON
PO BOX 319
CALLAHAN, FL 32011

2024

12-2N-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

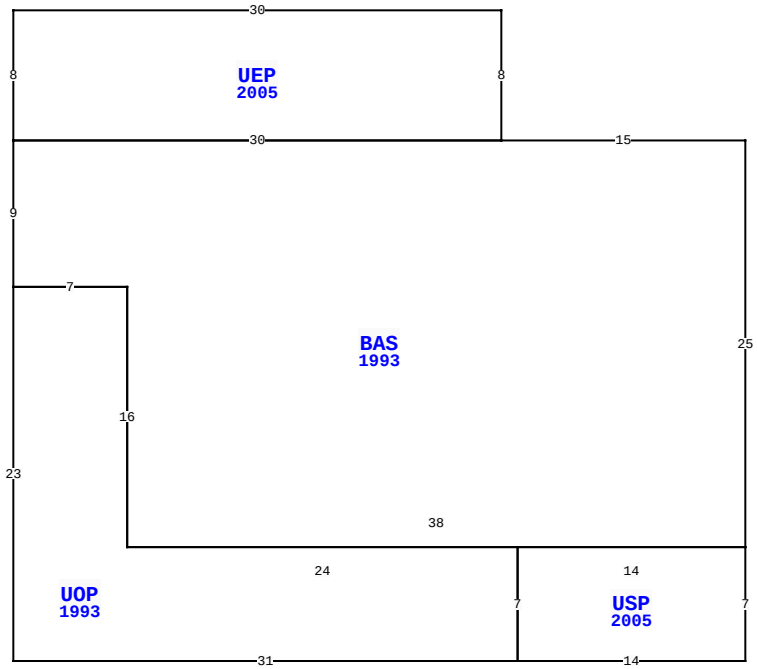
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,013	100	1,013	12,251
UEP	240	60	144	1,742
UOP	329	20	66	798
USP	98	30	29	351
TOTALS	1,680		1,252	15,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,252	63.6480	60.47	75,708	1900	1966	0	0	10	50.00	20.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1013 HX Base Yr



35622 BRADDOCK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	15,142
TOTAL MARKET OB/XF VALUE	13,726
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	82,868
SOH/AGL Deduction	0
ASSESSED VALUE	82,868
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,868
TOTAL JUST VALUE	82,868
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0514898	ADDITION	0	04/01/2005
E14664	ELEC OTHER	100	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2560/1708	4/18/2022	SW	Q	I	01	126,800
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: COLEMAN JON						
2514/0222	11/16/2021	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 UEP=[YR=2005] N8 W30 S8 E30 $ W30 S9
UOP=[YR=1993] S23 E31 USP=[YR=2005] E14 N7 W14 S7 $ N7 W24
N16 W7 $ E7 S16 E38 N25 $.

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	0511	GARAGE CB-	0	0	28	43	1,204.00	SF	20.00	20.00	100	1989	1989	3	57	13,726	

LAND DESCRIPTION

TOTAL OB/XF 13,726

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	0	0007	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000							

REVIEW DATE 02/26/2021 BY TWA Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/06/2024 BY SYS