



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,441	100	1,441	122,932
FEP	252	80	202	17,233
FGR	300	55	165	14,076
FOP	115	30	34	2,900
FST	104	55	57	4,863
TOTALS	2,212		1,899	162,003

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	816.00	SF	5.20	
3	0681	POLE SHED	0 100	45	16	720.00	SF	9.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,899	120.5400	114.51	217,454	1972	1992	0	0
1 SINGLE FAM - 100% - 2014									
Heated Area: 1441									
HX Base Yr 2014									

35119 BRADDOCK RD, CALLAHAN									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					06/13/2023 MLU				

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					162,003				
TOTAL MARKET OB/XF VALUE					3,736				
TOTAL LAND VALUE - MARKET					30,000				
TOTAL MARKET VALUE					195,739				
SOH/AGL Deduction					93,838				
ASSESSED VALUE					101,901				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					51,901				
TOTAL JUST VALUE					195,739				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					188,842				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1834/0943	1/03/2013	WD	U	I	16	62,000			
GRANTOR: ROWE MARTHA MOTT									
GRANTEE: LADSON JACOB F									
1834/0941	1/03/2013	WD	U	I	16	62,000			
GRANTOR: MOTT PAUL FREEMAN									
GRANTEE: LADSON JACOB F									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W19 FEP=[YR=2002] N12 W21 S12 E21 \$ W26 N3 W7 FST=[YR=1993] W8 S13 FGR=[YR=1993] S20 E15 FOP=[YR=1993] S5 E23 N5 W23 \$ N20 W15\$ E8 N13 \$ S13 E7 S20 E45 N30 \$.									

TOTAL OB/XF									
3,736									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	