

PT SE1/4 & SW 1/4 OF NW 1/4
IN OR 2621/535
ESMT OR 1733/660

FOURAKER BRANDON L & SALLY J
35488 BRADDOCK RD
CALLAHAN, FL 32011

2024

12-2N-24-0000-0003-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	09	PINE WOOD 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		3 100
Bathrooms		2 100
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	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1,664	126,415
BAS	252	100	252	19,145
FOP	304	30	91	6,914
FOP	416	30	125	9,496
FUS	560	100	560	42,544

TOTALS	3,196		2,692	204,512
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	100	18	40	360.00	SF	20.10
3	0510	GARAGE WD-	0	100	36	30	1,080.00	SF	35.00
4	0681	POLE SHED	0	100	36	16	576.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.25

REVIEW DATE	12/31/2020	BY	TW
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,692	89.8560	85.36	229,789	1981	2001	0	0	0	11.00	89.00	
1 SINGLE FAM - 100% - 2023 Heated Area: 2476 HX Base Yr 2023													

35488 BRADDOCK RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
2	0940	SHEDS/PORT	0	100	18	40	360.00	SF	20.10	20.10	100	1984	1984	3	20	1,447	
3	0510	GARAGE WD-	0	100	36	30	1,080.00	SF	35.00	35.00	100	1986	1986	3	20	7,560	
4	0681	POLE SHED	0	100	36	16	576.00	SF	15.00	15.00	100	2005	2005	3	40	3,456	

TOTAL OB/XF										14,178							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.25	AC		1.00	1.00	1.00	30,000.00	30,000.00	67,500

Total Acres: 2.25	Total Land Value: 67,500	Market: 0	Agricultural: 0	Common: 67,500
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				204,512	
TOTAL MARKET OB/XF VALUE				14,178	
TOTAL LAND VALUE - MARKET				67,500	
TOTAL MARKET VALUE				286,190	
SOH/AGL Deduction				356	
ASSESSED VALUE				285,834	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				235,834	
TOTAL JUST VALUE				286,190	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				277,509	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2621/0535	1/16/2019	QC	U	I	11	100	
GRANTOR: FOURAKER JOYCE B							
GRANTEE: FOURAKER BRANDON L							
0338/0145	6/01/1981	WD	U	V		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=1993] W38 BAS=[YR=2017] N10 W14 S18 BAS=[YR=1993] S32 FOP=[YR=1993] S8 E52 N8 W52\$ E52 N32 W52\$ E14 N8\$ S8 E38 N8\$ PTR= E10 FUS=[YR=2020] E40 S14 W40 N14\$ W10\$.									