



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,200	100	1,200	137,570
FOP	432	30	130	14,903
FSP	384	40	154	17,655
UGR	2,112	45	950	108,910
TOTALS	4,128		2,434	279,038

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	296.00	SF	6.50	

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		OR	0.00	0.00	5.91

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,434	125.0480	118.80	289,159	2016	2016	0	0
1 SINGLE FAM - 100% - 2017									
Heated Area: 1200 HX Base Yr 2017									
35497 BRADDOCK RD, CALLAHAN									

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF									
1,847									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		279,038	
TOTAL MARKET OB/XF VALUE		1,847	
TOTAL LAND VALUE - MARKET		94,560	
TOTAL MARKET VALUE		375,445	
SOH/AGL Deduction		184,593	
ASSESSED VALUE		190,852	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		140,852	
TOTAL JUST VALUE		375,445	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,886	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531574	CO ISSUED	0	11/30/2016
B1531574	NEW CONSTR	247,652	12/30/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2649/1921	6/08/2023	WD	U	I	11
GRANTOR: HIEBER RICHARD H & SU					
GRANTEE: HIEBER LIVING TRUST					
2612/211	6/22/2022	WD	U	I	11
GRANTOR: HIEBER RICHARD H & SU					
GRANTEE: HIEBER LIVING TRUST					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UGR=[YR=2016] W48 BAS=[YR=2016] W30 S24 FSP=[YR=2016] W16 S24 E16 FOP=[YR=2016] E54 N8 W54 S8\$ N24\$ S16 E30 N40\$ S40 E24 S8 E24 N48\$.									