



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

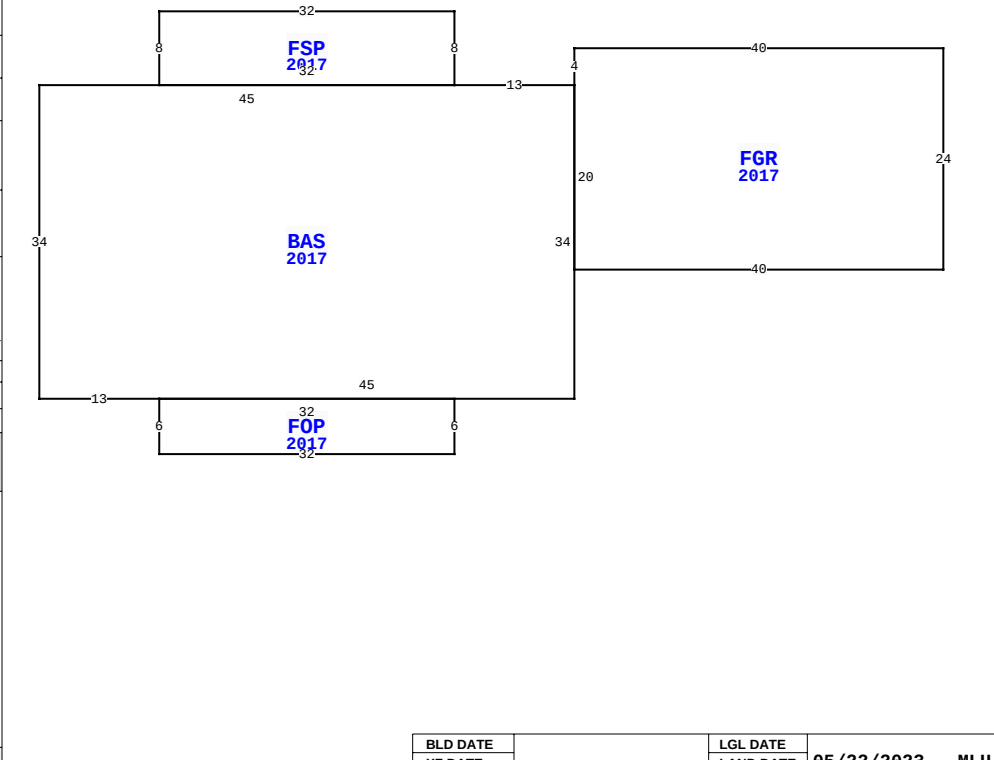
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100	1,972	253,796
FGR	960	55	528	67,954
FOP	192	30	58	7,465
FSP	256	40	102	13,127
TOTALS	3,380		2,660	342,342

EXTRA FEATURES														
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
1	0940	SHEDS/PORT	0 100	30	12	360.00	SF	30.00	30.00	100	2021	2021	3	93

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	100		OR	0.00	0.00	7.16	AC		1.00	1.00	1.30

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,660	105.6000	132.00	351,120	2017	2017	0	0	0	2.50	97.50
1 SNGL FAM - 100% - 2018					Heated Area: 1972				HX Base Yr 2018			



TOTAL OB/XF														
35164 BRADDOCK RD, CALLAHAN														
BLD DATE 05/22/2023 MLU														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
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VALUATION BY										STANDARD				
Tax Group: 6										Tax Dist:				
BUILDING MARKET VALUE										342,342				
TOTAL MARKET OB/XF VALUE										10,044				
TOTAL LAND VALUE - MARKET										148,928				
TOTAL MARKET VALUE										501,314				
SOH/AGL Deduction										286,554				
ASSESSED VALUE										214,760				
TOTAL EXEMPTION VALUE										55,000				
BASE TAXABLE VALUE										159,760				
TOTAL JUST VALUE										501,314				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										486,297				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009872	12X30 SHED	18,460	07/27/2021
17009927	CO ISSUED	0	11/08/2017
17001221	NEW CONSTR	298,261	02/16/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2052/1678	6/14/2016	WD	Q	V	01	81,900	
GRANTOR:G&H LAND & TIMBER INV							
GRANTEE:MARTIN JOHN H & MAR							

BUILDING NOTES														
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BUILDING DIMENSIONS
FGR=[YR=2017] W40 S4 BAS=[YR=2017] W13 FSP=[YR=2017] N8 W32
S8 E32\$ W45 S34 E13 FOP=[YR=2017] S6 E32 N6 W32\$ E45 N34\$ S20
E40 N24\$.