PT S1/2 OF NW1/4 PAR'S 3-7 4
PT OR 1713/1889 & ESMT
PT OR 1156/132 (EX R/W & PAR'S

FENCIK GEORGE & BEVERLY
35427 BRADDOCK ROAD
CALLAHAN, FL 32011

**2024**

**12-2N-24-0000-0004-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

BRADDOCK RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/14/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 116,850 |
| TOTAL MARKET VALUE | 116,850 |
| SOH/AGL Deduction | 42,435 |
| ASSESSED VALUE | 74,415 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 74,415 |
| TOTAL JUST VALUE | 116,850 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 116,850 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH034235 | MH MOVE-ON | 0 | 10/01/2003 |
| W03145 | NEW CONSTR | 0 | 08/01/2003 |
| MHU94731 | MH MOVE-ON | 0 | 12/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1713/1889 | 12/09/2010 | QC | U | V | 11 | 100 |
| GRANTOR: BRADDOCK DOROTHY T | | | | | | |
| GRANTEE: FENCIK GEORGE & BEV | | | | | | |
| 0566/1209 | 4/04/1989 | WD | U | I | 01 | 100 |
| GRANTOR: BRADDOCK THERES S | | | | | | |
| GRANTEE: BRADDOCK DOROTHY T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000000 | C | VAC RES | 0 | | OR | 0.00 | 0.00 | 6.15 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 116,850 | | | | | | | |

REVIEW DATE 06/14/2023 BY MLU Total Acres: 6.15 Total Land Value: 116,850 Market: 0 Agricultural: 0 Common: 116,850 PRINTED 08/06/2024 BY SYS