IN OR 1774/849
ESMTS OR 1149/725 & 726
ESMT PT OR 1861/825

BRANTLEY LARRY D & KAREN D
35393 BRADDOCK RD
CALLAHAN, FL 32011

2024

12-2N-24-0000-0004-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

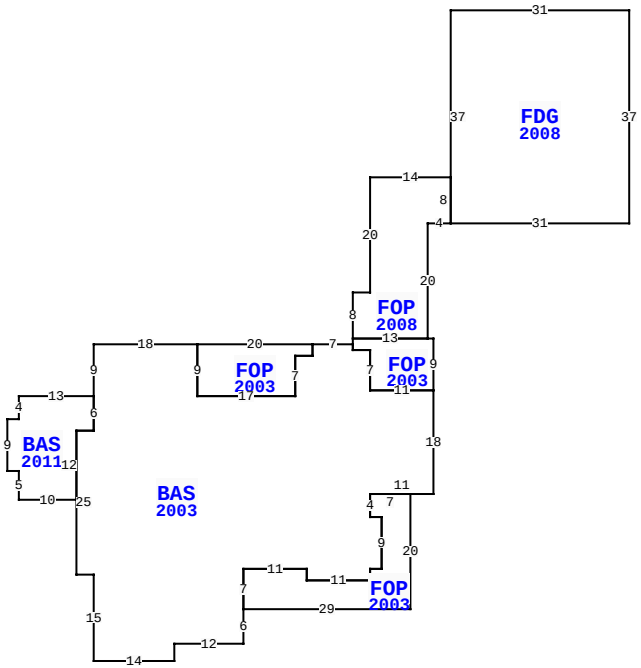
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,403	100	2,403	280,177
BAS	216	100	216	25,185
FDG	1,147	60	688	80,217
FOP	105	30	32	3,731
FOP	159	30	48	5,596
FOP	254	30	76	8,861
FOP	336	30	101	11,776
TOTALS	4,620		3,564	415,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,564	91.4490	137.17	488,874	2003	2003	0	0	0	15.00	85.00

1 SFR CUST – 100% - 2004 Heated Area: 2619 HX Base Yr 2004



35393 BRADDOCK RD, CALLAHAN

BLD DATE	11/30/2007 JH	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		415,543
TOTAL MARKET OB/XF VALUE		63,024
TOTAL LAND VALUE - MARKET		78,600
TOTAL MARKET VALUE		557,167
SOH/AGL Deduction		291,530
ASSESSED VALUE		265,637
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		215,637
TOTAL JUST VALUE		557,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24086	ADDITION	18,070	11/01/2010
E20705	ELEC OTHER	750	04/01/2008
B21155	GARAGE	43,428	03/01/2008
R11073	REPAIR/RRF	2,000	03/01/2008
B0413078	SWIM POOL	23,000	01/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1774/0849	12/22/2011	QC	U	I	11	100
GRANTOR: BRANTLEY KAREN D						
GRANTEE: BRANTLEY LARRY D &						
0897/1553	9/01/1999	WD	U	V	06	100
GRANTOR: BRADDOCK DOROTHY T						
GRANTEE: BRANTLEY KAREN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W7 FOP=[YR=2003] W20 S9 E17 N7 E3 N2$ S2 W3 S7 W17 N9 W18 S9 BAS=[YR=2011] W13 S4 W2 S9 E2 S5 E10 N12 E3 N6$ S6 W3 S25 E3 S15 E14 N3 E12 N6 FOP=[YR=2003] E29 N20 W7 S4 E2 S9W2 S2 W11 N2 W11 S7$ N7 E11 S2E11 N2 E2 N9 W2 N4 E11 N18 FOP=[YR=2003] N9 W1 FOP=[YR=2008] N20 E4 FDG=[YR=2008] E31 N37 W31 S37$ N8 W14 S20 W3 S8 E13$ W13 S2 E3 S7 E11$ W11 N7 W3 N1 $.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	87	1,740	
2	0861	POOL GUNIT	0	100	0	0	648.00	SF	85.00	85.00	100	2004	2004	3	36	19,829	
3	0855	CONC PAVER	0	100	0	0	1,100.00	SF	10.00	10.00	100	2004	2004	3	84	9,240	
4	0911	SCRN RM A	0	100	46	38	1,748.00	SF	17.50	17.50	100	2004	2004	3	22	6,730	
5	0803	ASPHALT C	0	100	0	0	1,320.00	SF	2.00	2.00	100	2004	2004	3	54	1,426	
6	0812	CONCRETE C	0	100	0	0	2,216.00	SF	4.00	4.00	100	2004	2004	3	84	7,446	
7	0810	CONCRETE A	0	100	0	0	428.00	SF	6.50	6.50	100	2005	2005	3	86	2,393	
8	0474	VF 4 RAIL	0	100	0	0	380.00	LF	9.25	9.25	100	2005	2005	3	66	2,320	
9	0812	CONCRETE C	0	100	100	50	5,000.00	SF	4.00	4.00	100	1990	1990	3	59.5	11,900	

LAND DESCRIPTION

TOTAL OB/XF 63,024

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.62	AC		1.00	1.00	1.00	30,000.00	30,000.00	78,600							

REVIEW DATE 07/21/2021 BY TWA Total Acres: 2.62 Total Land Value: 78,600 Market: 0 Agricultural: 0 Common: 78,600 PRINTED 08/06/2024 BY SYS