IN OR 2407/1354
ESMT PT OR 1861/825
UTIL ESMT IN OR 2398-153

BRANTLEY EASTON MEL
35393 BRADDOCK RD
CALLAHAN, FL 32011

2024

12-2N-24-0000-0004-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

35427 BRADDOCK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,386
TOTAL LAND VALUE - MARKET	114,000
TOTAL MARKET VALUE	13,606
SOH/AGL Deduction	8,037
ASSESSED VALUE	5,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,569
TOTAL JUST VALUE	125,386
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2407/1354	9/25/2020	QC	U	I	11	100
GRANTOR: BRANTLEY KAREN D & NO						
GRANTEE: BRANTLEY EASTON MEL						
1240/1660	6/25/2004	WD	U	V	01	100
GRANTOR: BRADDOCK DOROTHY T						
GRANTEE: BRANTLEY KAREN & NO						

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
1	0681	POLE SHED	0	0	44	24	1,056.00	SF	15.00	15.00	100	2010	2010	3	60	9,504	
2	0681	POLE SHED	0	0	14	14	196.00	SF	15.00	15.00	100	2011	2011	3	64	1,882	

LAND DESCRIPTION

TOTAL OB/XF 11,386

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	006005	A	PAST/GRAZE	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	370.00	370.00	2,220							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	114,000							

REVIEW DATE 05/29/2020 BY TWA Total Acres: 6.00 Total Land Value: 2,220 Market: 114,000 Agricultural: 2,220 Common: 0 PRINTED 08/06/2024 BY SYS