

EDDY VONDA/EDDY MADISON
11239 BRADDOCK RD
JACKSONVILLE, FL 32219

23-1N-24-2180-1265-0000

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		25	MOD METAL 100		6500	01	1,232	56.0740	19.63	24,184	2022	2022	0	0	0	1.00	99.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		2 GARAGE RES - 0% - 2023										Heated Area: 1040					HX Base Yr					Tax Group: 6		Tax Dist:							
Roof Cover		12	MODULAR MT 100		UCP 2023 BAS 2023 UCP 2023																				BUILDING MARKET VALUE		416,180							
Interior Wall		07	NONE 100												TOTAL MARKET OB/XF VALUE		4,645																	
Interior Floo		03	CONC FINSH 100												TOTAL LAND VALUE - MARKET		161,500																	
Interior Floo		01	NONE 0												TOTAL MARKET VALUE		582,325																	
Air Condition		01	NONE 100												SOH/AGL Deduction		0																	
Heating Type		01	NONE 100												ASSESSED VALUE		582,325																	
Bedrooms			N/A 100												TOTAL EXEMPTION VALUE		0																	
Bathrooms			N/A 100												BASE TAXABLE VALUE		582,325																	
Frame		05	STEEL 100												TOTAL JUST VALUE		582,325																	
Stories		1.	1. 100		NCON VALUE		0																											
Units			0 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE		563,276																											
Quality		06	Quality Level 06																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		08																													
NEIGHBORHOOD/LOC		8005.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,040	100	1,040	20,211																														
UCP	480	20	96	1,865																														
UCP	480	20	96	1,865																														
TOTALS					2,000		1,232	23,942											05/22/2023		MLU													
EXTRA FEATURES					36001 SAGEBRUSH LN, CALLAHAN																													
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	OB/XF MKT VALUE	NOTES																		