BLOCK 3 LOTS 3 & 6
PT OR 2607/1848
LAKESIDE PARK SUB PB 0/36

BRADDOCK CAROL E/BRADDOCK LISA ET AL
2852 TWO WATERS LN
HILLIARD, FL 32046

2024

29-2N-25-3200-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

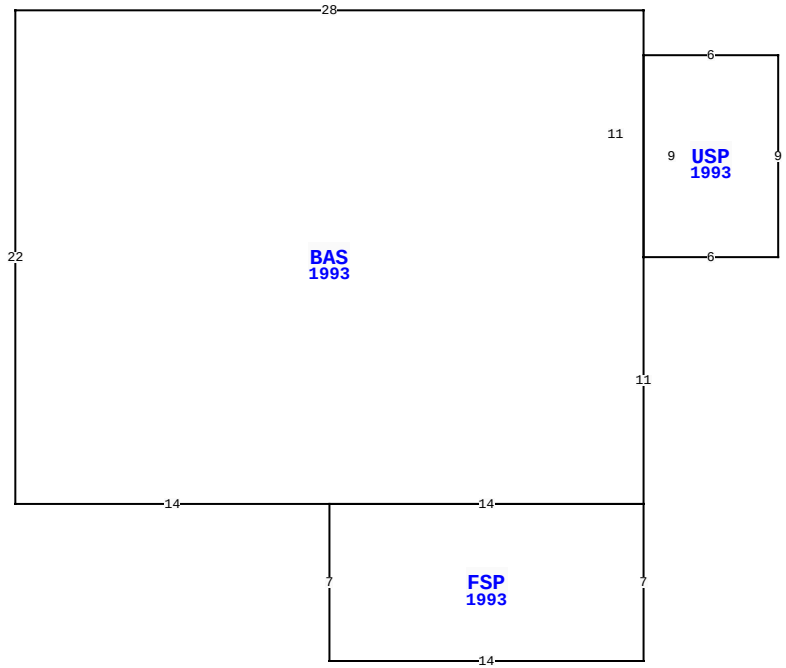
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100	616	36,158
FSP	98	40	39	2,289
USP	54	30	16	939
TOTALS	768		671	39,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	671	90.2000	85.69	57,498	1959	1975	0	0	0	31.50	68.50

1 SINGLE FAM – 0% - 2023 Heated Area: 616 HX Base Yr



BLD DATE	04/15/2008	KW	LGL DATE
XF DATE			LAND DATE 06/02/2023 MLU
INC DATE			AG DATE

45030 PUMPKIN CT, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	39,386
TOTAL MARKET OB/XF VALUE	10,234
TOTAL LAND VALUE - MARKET	136,500
TOTAL MARKET VALUE	186,120
SOH/AGL Deduction	26,131
ASSESSED VALUE	159,989
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,989
TOTAL JUST VALUE	186,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/1852	12/12/2022	WD	U	I	11	100
GRANTOR: BRADDOCK DALE						
GRANTEE: BRADDOCK DALE & CAR						
2607/1848	12/12/2022	PR	U	I	19	100
GRANTOR: BRADDOCK DALE PR OF D						
GRANTEE: BRADDOCK DALE & RON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S22 E14 FSP=[YR=1993] S7 E14 N7 W14$ E14
N11 USP=[YR=1993] E6 N9 W6 S9$ N11$.

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	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1985	1985	3	20	480	
2	2810	MH SPACE	0	0	0	0	4.00	SF	2,400.00	2,400.00	100	1980	1980	3	100	9,600	
3	1243	WD DECK F	0	0	8	10	80.00	SF	8.00	8.00	100	2005	2005	3	24	154	

LAND DESCRIPTION

TOTAL OB/XF 10,234

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		RL	98.00	168.00	97.50	FF		1.00	1.00	1.00	700.00	700.00	68,250							
2	000000	C	VAC RES	0		RL	98.00	168.00	97.50	FF		1.00	1.00	1.00	700.00	700.00	68,250							

REVIEW DATE 05/06/2020 BY KBA Total Acres: 0.00 Total Land Value: 136,500 Market: 0 Agricultural: 0 Common: 136,500 PRINTED 08/06/2024 BY SYS