BLOCK 3 LOTS 4 & 5
IN 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-25-3200-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

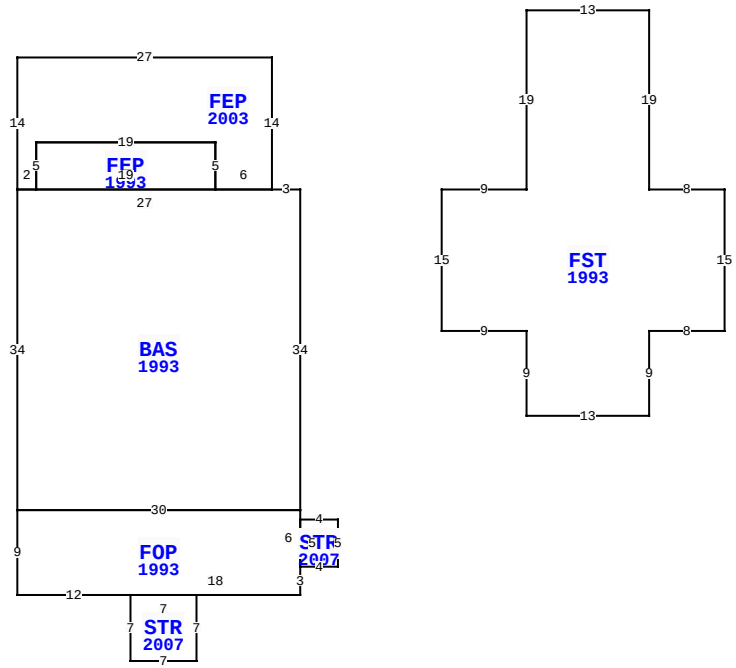
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	1,020	49,640
FEP	95	80	76	3,698
FEP	283	80	226	10,999
FOP	270	30	81	3,942
FST	814	55	448	21,802
STR	20	10	2	97
STR	49	10	5	244
TOTALS	2,551		1,858	90,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,858	86.4360	82.11	152,560	1923	1953	0	0	0	40.73	59.27

1 SINGLE FAM – 0% - 2023 Heated Area: 1020 HX Base Yr



45025 PUMPKIN CT, CALLAHAN

BLD DATE	10/29/2014 KK	LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	90,422
TOTAL MARKET OB/XF VALUE	9,214
TOTAL LAND VALUE - MARKET	136,500
TOTAL MARKET VALUE	236,136
SOH/AGL Deduction	23,487
ASSESSED VALUE	212,649
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,649
TOTAL JUST VALUE	236,136
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2047	MH MOVE-ON	200	04/07/1997
2397	MH MOVE-ON	0	09/14/1990

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] W3 FEP=[YR=2003] N14 W27 S14 E2 FEP=[YR=1993] E19N5 W19 S5 $ N5 E19 S5 E6 $ W27 S34 FOP=[YR=1993] S9 E12 STR=[YR=2007] S7 E7 N7 W7$ E18 N3 STR=[YR=2007] E4 N5 W4 S5$ N6 W30 $ E30 N34$ PTR= E15 FST=[YR=1993] E9 N19 E13 S19 E8 S15 W8 S9 W13 N9 W9N15 $ W15 $.

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	1242	WD DECK A	0	0	16	8	128.00	SF	10.00	10.00	100	1997	1997	3	20	256	
2	1243	WD DECK F	0	0	8	8	64.00	SF	8.00	8.00	100	1997	1997	3	20	102	
3	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	1983	1983	3	20	720	
4	0940	SHEDS/PORT	0	0	10	6	60.00	SF	18.00	18.00	100	2000	2000	3	20	216	
5	1243	WD DECK F	0	0	16	4	60.00	SF	8.00	8.00	100	1997	1997	3	20	96	
6	0350	CARPORT WD	0	0	20	12	240.00	SF	13.00	13.00	100	1995	1995	3	20	624	
7	2810	MH SPACE	0	0	0	0	3.00	SF	2,400.00	2,400.00	100	1980	1980	3	100	7,200	

LAND DESCRIPTION

TOTAL OB/XF 9,214

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	0006	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	0006	RL	98.00	168.00	97.50	FF		1.00	1.00	1.00	700.00	700.00	68,250							

REVIEW DATE 12/05/2019 BY KBA Total Acres: 0.00 Total Land Value: 136,500 Market: 0 Agricultural: 0 Common: 136,500 PRINTED 08/06/2024 BY SYS