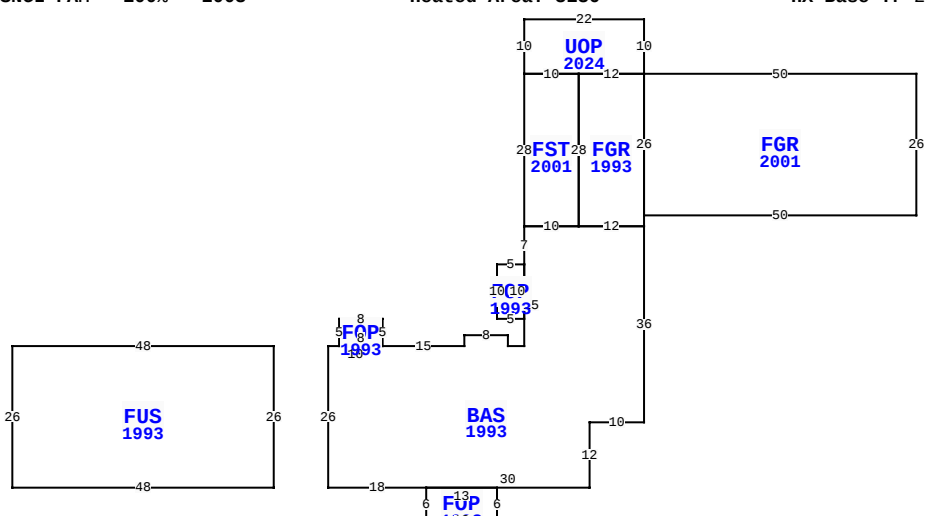


BRADDOCK GRADY E JR & TAMMY J
54633 CHURCH ROAD
CALLAHAN, FL 32011

37-1N-25-299R-0031-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION																				VALUATION SUMMARY										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	30	VINYL 100								0900	01	4,284	91.5200		114.40	490,090	1990	1995	0	0	0	13.75	86.25							
Roof Structure	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2003														Heated Area: 3136 HX Base Yr 2003						
Roof Cover	05	COMP SHNGL 100																												
Interior Wall	03	DRYWALL 100																												
Interior Floor	13	LVT/LAMNT 50																												
Interior Floor	14	CARPET 50																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2.5 100																												
Frame	02	WOOD FRAME 100																												
Stories	1.5	1.5 100																												
Units		0 100																												
BUD8 Adjustme	06	DIST 1D 100																												
Occupancy	00	NONE 100																												
Quality		03	Quality Level 03																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA								08																			
NEIGHBORHOOD/LOC		8026.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,888	100	1,888	186,289																										
FGR	336	55	185	18,254																										
FGR	1,300	55	715	70,549																										
FOP	40	30	12	1,184																										
FOP	50	30	15	1,480																										
FOP	78	30	23	2,269																										
FST	280	55	154	15,196																										
FUS	1,248	100	1,248	123,140																										
UOP	220	20	44	4,342																										
TOTALS		5,440		4,284	422,703																									
EXTRA FEATURES										54633 CHURCH RD, CALLAHAN																				

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