

PT OF JOSEPH HIGGINBOTHAM
GRANT SEC 43-3N-25E
IN OR 2286/1959

BRADDOCK GLENN & GWENDOLYN L/E/
57504 DUTCH TRAIL
CALLAHAN, FL 32011

2024

43-3N-25-0000-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

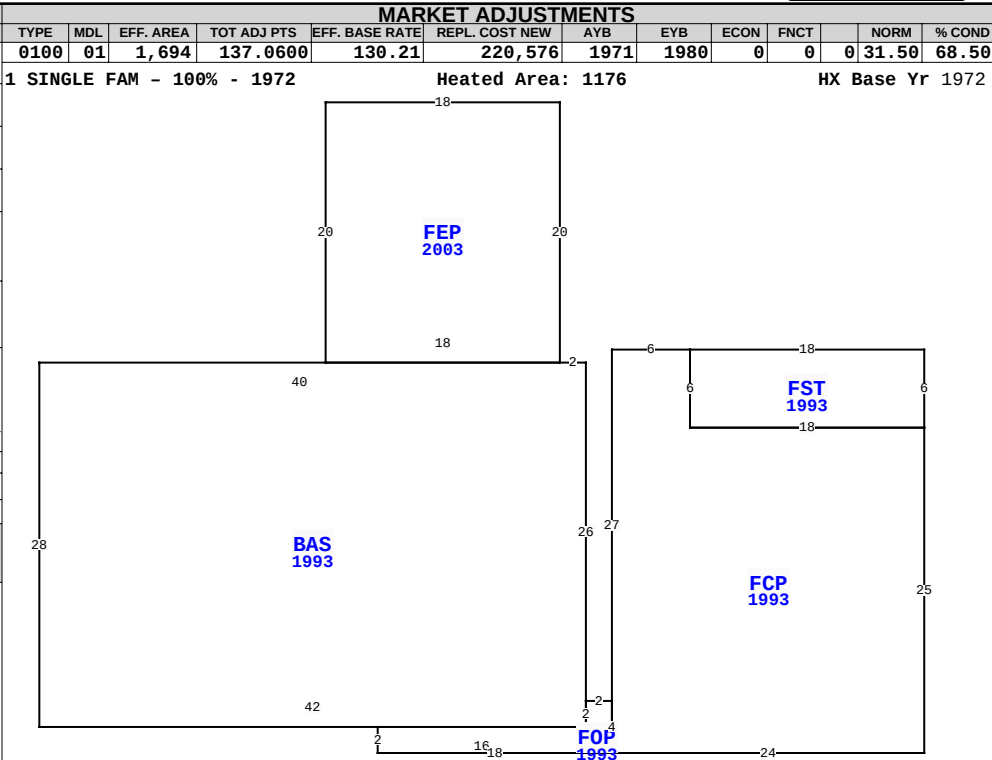
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	104,892
FCP	636	25	159	14,182
FEP	360	80	288	25,688
FOP	40	30	12	1,071
FST	108	55	59	5,262

TOTALS	2,320		1,694	151,095
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0680	POLE SHED	0 100	0	0	920.00	SF	10.00	10.00	100	1980
2	0351	CARPORT MT	0 100	0	0	400.00	SF	10.00	10.00	100	2005
3	0681	POLE SHED	0 100	30	40	1,200.00	SF	15.00	15.00	100	2014



57504 DUTCH TR, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

TOTAL OB/XF	16,300
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		151,095	
TOTAL MARKET OB/XF VALUE		16,300	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		237,395	
SOH/AGL Deduction		143,944	
ASSESSED VALUE		93,451	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		43,451	
TOTAL JUST VALUE		237,395	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		231,548	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327240	XFOB	0	05/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2286/1959	5/15/2019	WD U	V	V	11	100
GRANTOR: BRADDOCK GLENN L & GW						
GRANTEE: BRADDOCK JEFFREY L						
1610/1334	2/23/2009	WD U	I	I	30	100
GRANTOR: BRADDOCK GLENN LAYTON						
GRANTEE: BRADDOCK GLENN L &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W18 FCP=[YR=1993] W6 S27 FOP=[YR=1993] W2 BAS=[YR=1993] N26 W2 FEP=[YR=2003] N20 W18 S20 E18 \$ W40 S28 E42 N2 \$ S2 W16 S2 E18 N4\$ S4 E24 N25 W18 N6\$ S6 E18 N6\$											